



SOLD

THIS HOME TICKS ALL THE BOXES!

Immaculately presented and quality built a 315sqm home under the main roof is feature packed, a viewing is a must! This Ex-display home offers a spacious 4 bedroom, 2 bathroom, theatre, games, activity rooms plus home office on a 623sqm lot directly opposite a lovely park and corner position with potential side access for boat or caravan if required. The beautiful leafy green trees and shrubs add an element of privacy, shade and a sense of relaxation to the enclosed walkways around the property.

The master bedroom is spacious and is fitted with a walk-in wardrobe and ensuite complete with vanity, shower and toilet. The heart of the home is a sprawling open plan kitchen, dining, living and games which integrates an enclosed alfresco area for year round entertaining. A separate wing of the home incorporates three additional spacious bedrooms, bathroom and activity room whilst the double garage has a secure shoppers entrance for added convenience.

Key Features:

- 4 good sized bedrooms with 2 bathrooms all with built in robes, Master has walk in robe.
- Theatre, Study, Games and Activity rooms are all a good size.
- Dedicated home office to the left of the double door entry.
- Spacious kitchen complete with Corian benches, ample cupboards and cabinetry, new dishwasher and modern appliances.
- Enclosed Alfresco with ceiling fan and lighting giving an extra room/outdoor dining or a gymnasium as currently used.
- Extensive Gabled Alfresco Patio for all the family entertainment.
- Rear garden area is reticulated and fully enclosed to keep your kids or pets safe.
- NBN connected and set up for Foxtel. (The satellite dish and cabling has not been used by current owners)
- Solar power with 12 panels to minimise cost.
- Solar hot water, Security Screen Doors and Alarm System.
- Double auto garage with extra height with shopper entrance & entrance to the rear garden.
- Bore reticulation to all lawns and gardens – a real bonus!
- Fully enclosed alfresco under the main roof which opens onto the large gabled patio to entertain family and friends.
- Good size garden shed with shelves, louvred glass window.
- Split system A/C to living areas + ducted air conditioning throughout.

Location: Walking distance to Mandurah Baptist College and Lakelands Primary school and only

4 BED | 2 BATH | 2 CAR

PRICE:
\$370,000

OPEN FOR INSPECTION:
N/A



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Room	Area (sqm)	Perimeter (m)
ALFRESCO	15.560	15.020
GARAGE	36.340	24.440
HOUSE	228.780	76.840
VERANDAH	9.140	14.620
TOTAL	289.820	131.920

ROOF AREA (ON F.A.T.I.) = 315.810sqm

③ DENOTES SMOKE DETECTOR

NOTE:
DIMENSIONS OF ROOMS ARE INDICATIVE ONLY & MAY BE CHANGED AT BUILDERS DISCRETION.
PROVIDE HOOP IRON HOLDING DOWN STRAPS TO AS 4885.

TOP OF FOOTINGS FOR PERIMETERS TO CARPORT, VERANDAH & PORCH ARE TO BE 200 BELOW FINISHED PAVING LEVEL

DISPLAY
Model Construction

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Reg Builder 99 8485 A Builder of a Good Product
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Telephone: (08) 9231 4911, Facsimile: (08) 9231 4912
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ACR 09 96 08

REV	VO #	DRN	DATE	D-H-K
		CB	08/03/03	

Sub-contractors to verify all dimensions on site.

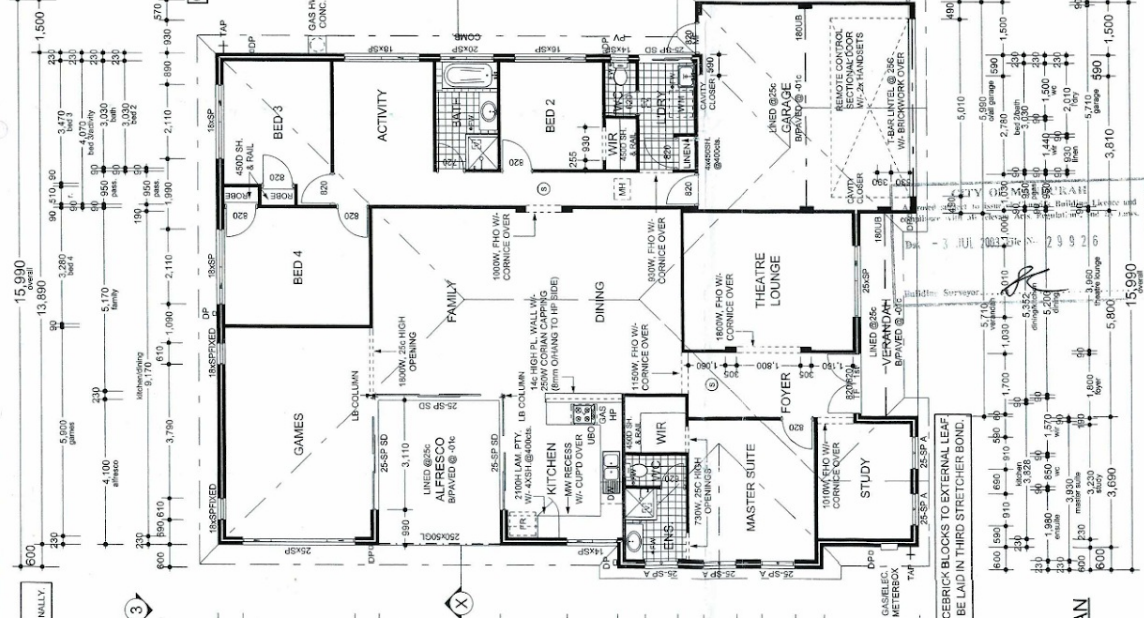
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: _____

OWNER	WITNESS
OWNER	WITNESS
BUILDER	WITNESS

CLIENT:
J-CORP

ADDRESS:
Lot 427
cnr. Cohen Vista &
Dalona Parkway
MANDURAH



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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