

# 3 Impressa Way, Halls Head, WA 6210

Mandurah

## House For Sale

Wednesday, 29 November 2023

3 Impressa Way, Halls Head, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 509 m2**

**Type: House**



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## Offers Over \$849,000

This gorgeous 2 storey property is only 100m to the white sands of Seascapes Beach and local cafes and shops. It has had a gorgeous Hampton's style makeover with feature wall paneling, hybrid flooring, fresh paint, sheer curtains and it is immaculate inside and out. If desired it can be sold as a walk in walk out proposition. The ground floor comprises of the stunning kitchen complete with gas hotplates, electric oven, island bench/breakfast bar, dishwasher, pantry and plenty of overhead cupboards. It takes in the park views and overlooks the large living and dining areas. There is a separate lounge room overlooking the park which is a lovely space to pass the time. Also on the ground floor is the 4th bedroom/office which has a ceiling fan, powder room, laundry and remote-controlled double lock up garage with shoppers entry. There is a fantastic private alfresco area which has a ceiling fan and blinds and built in kitchen cupboards and rangehood and tranquil lawned area. The first floor has a gorgeous master suite complete with private balcony overlooking the park, luxury ensuite with ocean glimpse, stone tops, double vanities, separate bath, shower, WC and large triple mirror BIR. There is also another 2 large bedrooms both with ceiling fans and BIRs, separate bathroom with stone tops and single vanity, shower and WC and activity/office nook. Additional Information: Ducted reverse cycle air-conditioning Lot Size: 509sqm Building Area 221qm Built 2009 Insulated with glass wool R2.5 NBN fibre to curb Low maintenance with extra parking Gas connected 6.6KW Solar system with 20 panels Council Rates: approx. \$2,237 P/A Water Rates: approx. \$1,490 P/A This property is located in the sought-after Seascapes/Halls Head area, with access to great schools, parks, beaches and local amenities. You have local cafes such as Spill the Beans, IGA, liquor store and much more within a few hundred meters. You're just minutes away from the beach, providing endless opportunities for coastal adventures. For enquiries or to schedule a viewing, please contact Alison Hobbs on 0416 134 623. Don't miss out on the opportunity to make this stunning oceanfront property your new home! This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.