

**39 Bookleaf Loop, Halls Head, WA 6210**

Mandurah

**House For Sale**

Thursday, 21 December 2023

39 Bookleaf Loop, Halls Head, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

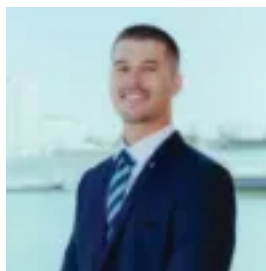
**Parkings: 2**

**Area: 640 m2**

**Type: House**



Clare Seamer  
0895819999



Mitchell Seamer  
0895819999

## Best Offer Over \$649,000

Welcome to your dream family home in this premium section of Halls Head! This home is nestled in a fabulous location in the popular Seascapes with a short stroll to the beach, shops, parks and premium schools. This is an opportunity to secure an investment property with a fabulous tenant in place until March 2024. These dedicated tenants would like to stay on if they have the opportunity, making it an ideal investment and the perfect opportunity to secure your home now for the future! As you step through the double door entry you are greeted by a roomy theatre room, the perfect space for family movie nights. The master bedroom conveniently located opposite, complete with a ceiling fan and his and her walk-in robes. A spacious ensuite is attached with separate w/c, shower and vanity. The heart of this home lies in its expansive kitchen, featuring a corner pantry, stainless steel appliances, dishwasher and ample storage and bench space. Overlooking the lounge and dining area, this well-lit and airy space is perfect for the whole family to enjoy. Venturing to the right wing of the home you'll find three extremely generously sized bedrooms, each equipped with fantastic wardrobe solutions and ceiling fans. The central main bathroom offers a shower, vanity, bath and a separate w/c for added convenience. The practicality continues with a large laundry room that provides excellent storage and easy access to the outdoors. Step outside to enjoy the lovely alfresco area, overlooking the grassed backyard. Additionally, a retained step-up area at the rear of the property awaits your personal touch - be it a garden oasis or a private retreat. Just two years ago the home underwent a refreshing transformation, including fresh paint, new carpets, updated floors, modern light fittings, switches and beautifully landscaped gardens. This residence is not just a house it's a fresh, inviting home waiting for you to move in and make it your own. An added bonus is a drive through access from the double remote garage if you need to store a small boat, trailer or additional car. Extras include:- 640m2 lot- Evaporative cooling- Theatre room - Expansive bedrooms- Spacious bathrooms- Alfresco- Double remote garage - Drive through access - Reticulated gardens Seize this opportunity to embrace a lifestyle of comfort, convenience and style for your growing family. Surrounded by quality homes and in a convenient location with a short stroll to the Seascapes Shopping Precinct, Parks, Schools and the Beach - you will absolutely adore this position! This home is family first living at its best, enjoy beach walks and sunsets on those hot summer nights. Don't delay make this home yours in this beachside suburb, call Clare Seamer's team today for more information 0478 691 304. 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.