

# 12 Waxflower Vis, Halls Head, WA, 6210

ACTON

belle  
PROPERTY

## House For Sale

Wednesday, 14 August 2024

12 Waxflower Vis, Halls Head, WA, 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Meagan Morgan  
0895502000



Miles Walton  
0895502000

## Perfect family home: schools, playgrounds and beaches just minutes away!

Meagan from Team Miles at Acton Belle Property invites you to discover your dream home in the sought-after Seascapes community of Halls Head. This spacious 4-bedroom, 2-bathroom property on a 665m<sup>2</sup> lot offers the perfect blend of coastal living and family-friendly comfort. Designed with open-plan living and outdoor entertainment in mind, this home is ideal for creating lasting memories with loved ones.

As you step inside, you'll immediately notice the care and attention that has gone into maintaining this beautiful home. The heart of the house is the well-equipped kitchen, featuring a shopper's entry from the garage, an in-wall oven, gas cooktop, and a breakfast bar-perfect for morning coffee or casual family meals.

Each of the four bedrooms is generously sized, with the master suite offering its own reverse cycle split system for personalised comfort. The additional bedrooms come with built-in robes and fans, providing flexibility for families, guests, or even a home office setup.

Outdoor living is a highlight, with a large patio perfect for alfresco dining and summer barbecues. The expansive yard, complete with established fruit trees and a powered garden shed, offers plenty of space for gardening enthusiasts or those simply looking to enjoy the outdoors. Side access and additional parking make this property ideal for storing a boat or caravan, giving you endless options for weekend adventures.

This home's prime location adds to its appeal. Situated close to private and public primary schools, it ensures easy access to quality education. The Seascapes estate is renowned for its amenities, including parks, playgrounds, walking trails, and nearby beaches-all within minutes from your doorstep. Whether you're taking a morning stroll along the beach, enjoying an afternoon in the park, or meeting friends at a local café, this neighbourhood provides the perfect balance of relaxation and activity.

Shopping is made easy with several options nearby, including Erskine, Halls Head, and Mandurah Forum, all within a 10-minute drive. From daily essentials to boutique shopping, dining, and entertainment, everything you need is just a short drive away.

### Key Features:

- 4 spacious bedrooms with built-in robes and fans
- Large 665m<sup>2</sup> lot with side access and established gardens
- 2-car lock-up garage with shopper's entry to the home
- Split system air conditioning in the living area and master bedroom
- Powered garden shed, solar system, and reticulated gardens
- Close to beaches, schools, parks, transport, and cafes

Council Rates Approx: \$2,300.00 p/a

Water Rates Approx: \$1,503.37 p/a

This property isn't just a house-it's a lifestyle. Imagine coming home to a peaceful retreat in one of Halls Head's most desirable communities. With its ideal blend of space, location, and amenities, this home is perfect for families, first-time buyers, or investors looking for a valuable addition to their portfolio.

Live the ultimate coastal lifestyle in this wonderful home-contact Meagan from Team Miles today to arrange a viewing or head along to the scheduled home opens and take the first step toward making this house your own.

This Private Treaty Sale is being facilitated by Openn Offers (an online sales process). The property can sell to any Qualified Buyer at any time, so I highly recommend that you register your interest as early as possible. Contact Meagan Morgan, immediately on 0404 022 341 to avoid missing out.

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