

# 44 Leisure Way, Halls Head, WA 6210



## House For Sale

Monday, 27 May 2024

44 Leisure Way, Halls Head, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 570 m2**

**Type: House**



Craig Hornsby  
0895869555

## Offers above \$1,399,000

You will love the unique location of this 3 bedroom 2 bathroom canal home with frontage to Samphire Cove Nature Reserve with abundant birdlife. Located in Halls Head almost at the end of the cul-de-sac and a short scenic walk to Osprey Waters Reserve and playground. The home features beautiful, polished jarrah floorboards plus large open plan kitchen, dining, living and games that overlooks the canal. Canal frontage is a generous 14m with a private jetty to accommodate up to a 44ft boat. Call Craig Hornsby to inspect today.

- 570sqm block
- Portico entrance with double doors
- Open plan kitchen, living, dining and games with fabulous canal views
- Jarrah flooring
- Turkish limestone tiles in dining area
- Ceramic tiles in bathrooms
- Granite benchtops in kitchen
- Breakfast bar
- Dishwasher
- WIR/BIRs
- Reverse cycle split system air conditioners x 2
- Solar power – 25KW German made panels and system
- NBN connected
- Double garage with internal access
- Timber decked private alfresco 4 x 5m
- Auto reticulated garden
- Powered undercroft
- Private jetty with security gate
- Jetty can accommodate up to 44ft boat
- Cantilever roller security gate at front of home
- Quiet cul-de-sac
- Set among other quality homes
- Walk to nature reserve for scenic walks
- Walk to playground and parks
- Close to schools and shopping centre
- Close to Mandurah city centre and foreshore
- Close to estuary entrance for a quick boat ride to cafés and restaurants
- Close to boat ramp and marina