

106 Murray Waters Boulevard, South Yunderup, WA – 6208

Mandurah

House For Sale

Tuesday, 21 November 2023

106 Murray Waters Boulevard, South Yunderup, WA 6208

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 810 m2

Type: House



Chris Parsons
0895819999

\$1,249,000

Chris Parsons proudly presents 106 Murray Waters Boulevard, set on South Yunderup's widest canal. This elegant two storey waterfront home is impressive from the street but it's inside and at the canal front where you'll really experience the 'wow' factor! Sitting on a large 810 sqm block and spanning two levels, this home is all about enjoying the enviable lifestyle that South Yunderup locals know they are so incredibly lucky to have at their doorstep. With your own jetty included, float on down on a sunny day to the numerous waterfront dining options just minutes away, or venture a little further up the estuary to Mandurah. Double entrance doors open to a commanding entry hall where wood look flooring flows into the water facing downstairs main living area. When you arrive into this space, the canal views are simply stunning. This open plan area has been cleverly designed to maximise the delightful waterfront vista, the kitchen, family room and dining rooms all face the water to make the most of every viewing opportunity. The kitchen is stylish and well equipped, with abundant cabinetry, appliance cupboard and stainless steel appliances including an under bench oven, 570mm gas cooktop, range hood and dishwasher. The laundry is located directly off the kitchen and conveniently houses an additional 4th toilet. The spacious theatre room will easily host your family and friends for a cosy movie night and is fitted with carpet for underfoot comfort. Completing the picture on the ground level is the guest bedroom at the front of the home with a cooling split system air conditioner and the adjacent third bathroom. Ascend the stairs to the second floor, boasting two minor bedrooms at the front of the home and second bathroom. The impressive master suite is a retreat within itself. The opulent master bedroom boasting an open plan ensuite with spa bath, walk in shower and dual basin vanity. The lounge area is fitted with a compact kitchenette that is perfect for preparing tea and coffee or mixing your favourite drink to take outside with you when you head out onto the balcony. From the dining room and front lounge, sliding doors lead outside to the undercover alfresco area. At 11m x 3m (approx.) and fitted with outdoor blinds, this is spacious entertaining at it's finest! The gardens here are reticulated and gently structured, with shading sails, a striking water feature and paving at the front and rear. Steps lead down to the waterfront, where you have just under 16 metre frontage (approximately). Murray Waters Boulevard is the widest canal in South Yunderup, so there's plenty of water between you and the properties on the opposite side of the canal. The complimentary brick workshop will prove handy for storage or for those working from home or the artist in residence, this would make a terrific studio with water views from the two windows. Features of this incredible home include: Four bedrooms, three bathrooms, four toilets Beautiful canal views from the living areas on both levels Well appointed kitchen with dishwasher and abundant storage Spacious, carpeted theatre room Master retreat with kitchenette Gas bayonets on both floors Solar panels Evaporative air conditioning, two split systems and air conditioner in the guest room Spacious alfresco and balcony with outdoor blinds Reticulated gardens Double garage with shopper's entrance Plenty of parking space for the caravan or boat Jetty This is a home that exudes warmth and elegance and I very much look forward to meeting you here as you take in the stunning waterfront views at this property! Please call me today, Chris Parsons on 0459 752 640. 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.