

# 11 Chamaeleon Approach, Australind, WA 6233



## House For Sale

Tuesday, 19 March 2024

11 Chamaeleon Approach, Australind, WA 6233

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 550 m2

Type: House



Steve Germon  
0417950949

## Offers Over \$799,000

Experience luxury living in this executive four bedroom, two bathroom showcase home by WA Country Builders. Designed for luxurious comfort, this stunning property embodies sophistication and style at every turn. Step into the expansive master suite, complete with a private lounge area, serene courtyard, walk-in wardrobe, and a sophisticated ensuite boasting a freestanding bathtub and double vanity. The heart of the home unfolds in the open-plan living/dining/kitchen area, featuring high-end appliances, exquisite fixtures, and vaulted ceilings flooded with natural light. Explore a sanctuary designed for both relaxation and amusement, featuring distinct spaces including a theatre room, a music room or a great space for any activities of choice, and your very own wine cellar catering to enthusiasts. Enjoy consistent comfort throughout the year with ducted reverse cycle air conditioning, while the secluded office area provides a tranquil setting ideal for remote work or study. Step outdoors and immerse yourself in outdoor gatherings on the alfresco, complete with a convenient built-in BBQ area adjacent to the kitchen complete with the convenient servery through the bi-fold windows. Enveloped by lush artificial lawns and low-maintenance gardens, this space offers an inviting retreat for relaxation and entertainment. ADDITIONAL FEATURES: - 3 minor bedrooms which all contain built-in robes - Second bathroom with walk-in shower and bathtub - Open-plan Living area with stunning vaulted ceilings and lots of natural light - Kitchen featuring an island bench, butler's pantry, high-end appliances, and quality fixtures - Separate theatre room for the whole family to enjoy - Additional music room which could be used as an activity/additional living or office space - Wine Cellar offering the perfect haven for wine enthusiasts - Small scotch bar in theatre room - Full security system which can be monitored - Secluded office area, perfect for those who work from home - Double lock up garage - Front lawns are fully reticulated This outstanding home will not last long on the market, enquire now for more information - Call or Text Steve Germon on 0417 950 949 to arrange your private viewing today! Council Rates: \$2,774.12 / Water Rates: \$1,387.12