

11 Sanddune Way, Wannanup, WA 6210

slp.

Sold House

Wednesday, 23 August 2023

11 Sanddune Way, Wannanup, WA 6210

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 534 m²

Type: House

\$800,000

Set date Sale 18 September 2023 Sellers have the right to accept an offer prior to this date. Experience the ultimate in grand design and luxury living with this stunning home. Perfectly positioned in the prime location of Wannanup, this spacious family home over two levels provides ample room for everyone to spread out and relax. From the moment you arrive, the striking facade footsteps to the water's edge will impress. Step inside to discover high ceilings, wide-open hallway that leads you to the heart of the home. Fancy sitting on your Balcony enjoying our beautiful sunsets with a glass of bubbles at the end of your day well this home has it all. The vast open plan kitchen, dining, and living room with gabled ceilings lead to the alfresco area perfect place for entertaining with friends and family. The sleek modern chef-style kitchen is an entertainer's delight, complete with ample bench space, drawers and pantry. Outdoor entertaining is a breeze with the large Alfresco , backyard that has room for a small pool. Upstairs the bedroom wing awaits the grand master suite, complete with a vast bedroom, balcony, built in robes, and luxurious ensuite with dual vanities, storage, shower, and separate toilet. Two additional huge bedrooms with large built-in robes share the main bathroom, equally luxe with a bath, shower and vanity. On this level there is also another living area with split system Air conditioning. Features included, but are not limited to;- Stunning polished floorboards- Double remote garage with shoppers entry- Guest bedroom downstairs with ensuite bathroom.- 4 bedrooms, 3 bathrooms plus study- Side access with concrete hardstand for boat/trailer- Low maintenance easy care gardens- Balcony off Master Suite and Living area- Theatre room with french doors- Three living areas- Low maintenance gardens- Loads of Storage Located in the heart of Port Bouvard with its Mediterranean appeal, canals, great beaches, good schools and trendy shops close by. Enjoy walk on the beach, spectacular sun sets What's to LOVE:- Walk to Avalon Beach and enjoy the recently refurbished grassed area with BBQs.- Walk to the local fishing spot and catch a fish or two.- 750m to La Belle Patisserie & High Tea House - Great coffee.- 500m to Village Beach, complete with grass area and children's playground.- 1.1 km to Falcon Primary School, close enough for the children to walk to school.- 1.2km to Port Bouvard Marina, Fish Shack & Café Coast Restaurant, where you can launch the boat and stop for a bite to eat before heading home.- 600m stroll to The Cut Tavern - Bar & Bistro, BEST steak sandwich and views to die for.- 2.5km to The Cut Golf Course, where your game of golf also enjoys views of the Indian Ocean. Currently tenanted until October 2023. Shire Rates \$2300 approx Water rates \$1525 approx This beautiful home is worthy of your inspection, perfect investment register your interest with Sue today on 0411 157 757. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.