

# 116 Sanctuary Circuit, Dawesville, WA 6211



## House For Sale

Tuesday, 30 April 2024

116 Sanctuary Circuit, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 642 m2

Type: House



Gavin Daniel  
0895374444

**Offers from \$1,750,000.**

**SET DATE SALE:** All offers are to be presented by 4pm Wednesday 22nd May 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.**PRICE GUIDE:** High Millions**What To Love:** Situated on the prestigious Cut Golf Course, this Riverstone-built beachfront property offers captivating ocean views and presents a rare opportunity for luxury coastal living. Featuring a large 642 square meter newly renovated 4-bedroom, 2-bathroom layout, this home boasts exceptional quality from the moment you step inside. From the luxurious tiled floors to the meticulous attention to detail, every aspect exudes a sense of luxury and sophistication. This is the perfect home for you and your family to enjoy.**What To Know:** As you step through a large entrance you're greeted by a luxurious sense of elegance with tiled floors and an expansive spotted gum staircase drawing you upwards to what awaits. Downstairs, a large guest room along with two kids' bedrooms, an exclusive lounge/theater room, and accompanying bathroom and laundry facilities provide ample space for relaxation and entertainment. As you walk upstairs, you are captivated by the master chef's kitchen with a large custom-made wooden island bench top and stone benches surrounding it. Opposite the kitchen is a large open plan living and dining room with an indoor/outdoor fireplace that leads to the master bedroom and ensuite, boasting views of the Dawesville bridge and golf course. Seamless indoor-outdoor living areas beckon, with a large deck area offering breathtaking views of the Indian Ocean. Here, you'll spend mornings sipping coffee and evenings enjoying the sunset with a glass of wine. Stairs from the northern deck lead to a large grassed area, outdoor shower, and an expansive below-ground pool surrounded by exquisite travertine paving and a separate entertaining area, offering a luxurious retreat. Ducted reverse cycle air conditioning ensures comfort, while the double garage provides ample parking and storage space. Council rates \$2510 approx. Water rates \$1525 approx. **Who To Talk To:** Gavin Daniel | 0448 877 769 | [gdaniel@realmark.com.au](mailto:gdaniel@realmark.com.au)