

# 12 Lakeway Retreat, Dawesville, WA 6211



## House For Sale

Thursday, 16 November 2023

12 Lakeway Retreat, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 588 m2

Type: House



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## Offers From \$825,000

**What to Love** Located in one of the most highly sought-after positions of the Southport Precinct of Port Bouvard, this beautiful home offers stunning water views over the lake and beyond to the ninth green of the Internationally renowned "The Cut" Golf Course. This solid built 4 x 2 x 2 family home is set on a 588sqm block and is a short walk to the award winning 18-hole golf course, restaurant, and entertainment venue as well as perfect golden sand beaches such as Pyramids and the Southport Canals. This beautifully presented home is an entertainers' delight and has a unique and sophisticated alfresco decked area with sweeping water views overlooking the lake and Caddadup Reserve as well as a Chefs gourmet kitchen with stone granite bench tops, matching granite splashback, 900 mm European stainless-steel appliances, double fridge and dishwasher, butler's pantry off the kitchen with separate walk-in pantry and soft close draws. Entertaining your guests and family will be a pleasure all year round.

**What to Know** The home has a resort style feel with an elongated open plan layout with a kitchen/dining/family combined area showcasing plenty of glass doors and windows that showcase the dramatic, lakeside water views. The high Cathedral ceilings, solid Tasmanian Oak flooring, and feature lighting guide you out onto the Merbau alfresco deck with Café blinds creating an extra indoor/outdoor room with a view. There is also a private and separate theatre zone for you to hide away and watch your favourite movies. The generous master bedroom has an ensuite with separate walk-in robe and all the minor bedrooms are extremely roomy accommodating queen-sized suites. There are several options for parking including an oversized double lock up garage and separate carport.

Other key features include: \*Reticulated native gardens add a little touch of the tropics. \*All window treatments, floor coverings and light fittings are of the highest quality. \*Ducted reverse cycle air conditioning \*Ceiling fans to all rooms \*Large built-in robes to all minor bedrooms \*Alarm system \*Solar panels \*Gas hot water system Council rates \$2300 approx. Water rates \$1525 approx. This part of the Southport Precinct of Port Bouvard is a small piece of WA paradise with golfing, nature walks, boating, fishing, swimming, and surfing all being just some of the activities on offer in your immediate backyard. This truly special home and rare location really must be viewed to be fully appreciated so be sure to put this one at the top of your viewing list.

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