

**13 Frigate Way, Wannanup, WA 6210**

**slp.**

**Sold House**

Saturday, 16 September 2023

13 Frigate Way, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 552 m2**

**Type: House**

**\$665,000**

Step inside your beautiful sanctuary and appreciate the attention to detail that went into designing this stunning home with high ceilings and large bedrooms. Entertaining is a breeze with a generous living area looking out onto the ALFRESCO. Private backyard for the kids to play. King Size Master bedroom with large ensuite including SPA, his and hers vanities, separate toilet, double shower head and large walk in robe. Separate wing for the 3 other bedrooms large enough for a queen size bed with built in robes. Added bonus of an activity room with a window through to the kitchen. Gourmet Kitchen with breakfast bar overlooking family/living with walk in pantry. Ample bench space to cook up a storm for family and friends. This part of the home is the showstopper with raised ceilings giving you a sense of space. Features: 4 Bedrooms 2 bathrooms Powder Room 3 living areas including SUNKEN games room with built in storage Theatre Room with French Doors Ducted Evaporated Air Conditioning Double garage with remote controlled door entry to the kitchen Easy care reticulated gardens with two sheds. LOADS of storage Gourmet Kitchen overlooking family/living with walk in pantry. Ample bench space to cook up a storm for family and friends. Currently tenanted possibility of break lease. 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. Current tenant loves living in the home with its spacious open plan living areas, loads of storage, family friendly street, close to Falcon primary and beaches. Walking distance to parks, public transport and cafes. Miami Shopping Plaza is also very convenient. This type of property is a rare find and won't last long. If you blink you WILL MISS OUT! 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.