

13 Wittenoom Turn, Dawesville, WA 6211

Realmark

House For Sale

Wednesday, 12 June 2024

13 Wittenoom Turn, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 668 m2

Type: House



Paul Simeone
0895374444

Offers From \$850,000

SET DATE SALE: All offers are to be presented by 4pm Wednesday 19th June 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to Love Supremely located in the dress circle of one of the best beach enclaves South of Mandurah, and just 45mins drive from Perth, this beautifully designed "Cachet Home" is both contemporary and extremely spacious (337.19sqm). Built in 2016 to the highest of standards, it sits proudly on a generous 668 sqm block, just 230 meters from the highly sought after Florida Beach. The area is renowned for its pristine turquoise waters and golden sand beaches ready for your whole family to relax and unwind all year round taking in gorgeous sunsets, listening to the waves, going on long beach walks and being surrounded by a gorgeous natural wonderland complete with perusing kangaroos and abundant wildlife, letting you soak in the magnificent Dawesville coastal lifestyle. With all amenities at your fingertips including 2 x fantastic Primary schools, new Coles shopping precinct, the Dawesville Channel for easy ocean to estuary boat access, internationally renowned "The Cut" 18-hole golf course, Dawesville Boat Ramp, Port Bouvard Surf Lifesaving Club and Port Bouvard Sportsman & Recreation Club and The Cut Tavern just to mention a few. It's no wonder Dawesville is fast becoming such a highly sought after destination for families nestled between the Indian Ocean, The Peel Inlet and bordered by the stunning Yalgorup National Park.

What to Know At first glance the home offers perfect street appeal with its easy-care artificial lawns and wide concrete aggregate driveway which leads through to a stunning courtyard and portico. As you step inside, you'll be greeted with an extra wide entrance and high 31 course ceilings leading through to an enormous open concept living space that is perfect for both relaxing and entertaining. The sleek design and clean lines exude a sense of style and sophistication, while large floor to ceiling windows flood the space with natural light, creating an inviting atmosphere. At the heart of the home is a fully equipped Chef's kitchen that features 900mm appliances, Essa stone granite countertops, 4-meters long Island breakfast bar, rangehood & dishwasher. This is complimented by a separate scullery with walk in pantry which will also accommodate a double sized fridge and a plethora of appliances which can all be kept away behind closed doors, keeping your culinary playground neat, simple and tidy. This expansive entertaining focal point also bridges the gap between indoors and outdoors seamlessly, aligning the expansive (70sqm) undercover North facing outdoor entertaining and alfresco area, completed with liquid limestone which overlooks a spacious reticulated garden. This creates the perfect environment to entertain the largest of social gatherings with family and friends all year round. Tucked away privately on opposite facing sides of the home is an indulgent theatre room for all your Hollywood blockbuster movies or to binge on your favourite series. There's also a separate activities space for your children to play which could easily double as an office or home business space. All the minor bedrooms are King sized suites with mirrored built in robes but perhaps the real showstopper is the giant Master suite complete with floor to ceiling 600mm tiles, stone bath, double vanity and sprawling wrap around walk in robe, this incredible home really offers every family member something special.

More Key Features Include; * Daikin reverse cycle climate-controlled air-conditioning with Air Touch 2 control panel. * 6.5 KW Solar Panels x 22. * Beachwood hybrid Flooring throughout. * Tasteful window treatments incl. plantation shutters & curtains * Light & bright neutral Décor throughout with neutral colour scheme. * Extended laundry area with extra storage, cupboard & bench space. * Large walk-in linen cupboard. * Underground power/deep sewerage. * Oversized garage with extra height and width roller door plus workshop area & * Rear access roller door through to the back garden * Council rates \$2600 approx. * Water rates \$1525 approx. If you've been searching for that ultimate oceanside property, then the wait is over. Who to talk to To learn more about this fantastic opportunity, or for an accurate appraisal on your own property call or email Paul Simeone | 0409 298 987 | psimeone@realmark.com.au