

# 14 Mercator Way, Eagle Bay, WA 6281



## Sold House

Friday, 26 January 2024

14 Mercator Way, Eagle Bay, WA 6281

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 2001 m2**

**Type: House**



Louis De Chiera  
0418909899

## Contact agent

Offers By 4pm, Wedn, 21st February 2024 (unless sold prior) Only approx. 300m from Eagle Bay beach, nestled adjoining beautiful Meelup Regional Park and within a quiet cul de sac, this character 4 bedroom 2 bathroom beach cottage offers a low key coastal retreat capturing exquisite panoramic views of Eagle Bay beach. An amazing homesite offering views capturing Rocky Point and a north east aspect across Eagle Bay, this beach cottage enjoys unobstructed ocean views which are protected by a restrictive covenant on the adjoining property below. Whether you continue to occupy the existing cottage or design and build the ultimate Eagle Bay residence, you can relax and revel in the serenity of your world class surroundings knowing that the captivating landscapes of Eagle Bay beach are preserved for generations to come. The home offers 4 bedrooms and 2 bathrooms with a recent infusion of fresh paint giving the cottage a modern coastal charm. Other upgrades throughout the cottage include new flooring in the bedrooms, upgraded deck, enhanced lighting, new tiling in bathrooms and modern shower screen in the ensuite which all contribute to the overall aesthetic appeal whilst ensuring a practical and contemporary living experience. The heart of the cottage welcomes you with warmth and character featuring a fireplace for cozy evenings and new A/C for added comfort in the summer months. Slide open the doors to reveal a timber verandah deck and sit back with a local Margaret River wine enjoying magnificent panoramic views of Eagle Bay beach and Meelup Reserve. Beyond the main living area discover a versatile bunk room, an ideal retreat for additional guests or an added cozy space in which to unwind. This additional space adds a layer of flexibility to the cottage's layout catering to various individual lifestyle needs. The property has undergone meticulous landscaping enhancing its overall appeal creating an inviting atmosphere that complements its natural beauty. Embrace the essence of seaside bliss as you make this meticulously presented retreat with a substantial view your own. Only a short walk to Eagle Bay with views that will take your breath away. Inspection is by private appointment only. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628