

**15 Ensign Way, Wannanup, WA 6210**

Mandurah

**House For Sale**

Saturday, 13 April 2024

15 Ensign Way, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 7**

**Area: 501 m2**

**Type: House**



Kashan Vincent  
0895819999

## Offers From \$999,000

Embrace the pinnacle of coastal living with this meticulously crafted residence nestled in the prestigious enclave of Port Bouvard. Boasting a prime location with captivating views of both the park and the ocean, this immaculately presented home offers an unparalleled lifestyle experience. Step inside to find yourself immersed in a world of comfort and charm. Situated amongst quality homes in stunning Wannanup easily one of the most sought-after suburbs in the Peel region, and seven doors away from village beach with sparkling canals, beautiful swimming beaches, surf breaks and parks galore, this stunning property will not last long. Step through the double doors into an expansive foyer adorned with porcelain tile flooring and illuminated by elegant sconce lighting. The grandeur of the home is immediately apparent with extra-high ceilings and Tasmanian oak balustrades lending a sense of opulence to the space. Entertain guests in style in the large sunken theatre room, complete with plush modern carpet. The downstairs guest's bedroom is complete with double built in robes and plush modern carpet. A versatile office or potential fifth bedroom provides ample space for work or relaxation. The heart of the home lies in the open-plan kitchen with featuring gas cooking, a walk-in pantry, and a large wrap-around breakfast bar. Overlooking the dining area adorned with stunning brass feature lighting, the kitchen seamlessly flows into a sun-drenched sunroom, leading out to the entertainer's alfresco area with a convenient ceiling fan. Outdoors, a resort-style oasis awaits, complete with a 7m x 2.5m heated pool, raised spa with waterfall feature, and a built-in barbecue area with a gas hob. The Argentinian travertine pavers and fire pit area add a touch of sophistication to the outdoor space, perfect for hosting gatherings or simply unwinding in style. Ascend the staircase to the upper level, where the indulgence continues with a luxurious master suite boasting built-in robes, a walk-in robe, plush carpeting, and a private balcony offering breathtaking views of Sail Park. The ensuite bathroom features a spa bath, shower, his and her vanities, and a separate toilet, providing the ultimate retreat. Two additional spacious bedrooms with built-in robes, one with ocean views and the other overlooking the park, provide ample accommodation for family or guests. A family bathroom with bath, shower, and separate toilet ensures convenience and comfort for all. The upper level also features a private lounge room with sliding doors leading out to a fully enclosed north-facing balcony with a stylish jarrah bar top and offering panoramic views of Avalon Beach and the ocean beyond. With room for an office nook on the landing, this space is ideal for both relaxation and productivity. This exceptional residence boasts 353sqm of living space, a suspended concrete slab floor, enhanced by freshly painted interiors, new plush modern carpet, a 16kw ducted Panasonic zoned reverse cycle air conditioning system, and 18 solar panels with a 5kw inverter. Additional features include a drive-through garage with rear roller door, security alarm, reticulated lush front lawn, gas storage hot water system, and high ceilings throughout. Conveniently located a short stroll to Falcon Primary School, Avalon Beach, Village beach, La Belle Patisserie & High Tea House and a short drive to the renowned Cut Golf Course, Port Bouvard Marina, and Miami Plaza Shopping Centre, this home offers the perfect blend of luxury living and coastal convenience. Don't miss your opportunity to secure this exquisite retreat and experience the ultimate in coastal lifestyle. Call Kashan Vincent 0408 202 575 for further details. Features Include: • 8 x 3 mtr Hardstand for boat or caravan - Frontage. • Prime location two storey 4 x 2 x 2 with Office or (5th bedroom) theatre, Dining, two additional living areas, plus 2 x Powder Rooms. • 353 sqm double brick and tile exceptional residence. • Elevated panoramic ocean views of Avalon and expansive Sail Park views. • Village beach seven doors away. • 3 x off-street parking. • 7m x 2.5m heated saltwater pool with raised spa and waterfall feature. • Entertainer's alfresco with BBQ area and gas hob of mains. • Argentinian travertine pavers, porcelain tiles, hybrid flooring and high ceilings. • Suspended concrete slab flooring. • Freshly painted interiors and new plush modern carpet. • 16kw ducted Panasonic zoned reverse cycle air conditioning. • 18 double solar panels with a 5kw inverter. • Drive-through garage with rear roller door to 6 x 2.4 mtr hard stand. • Security alarm. • Reticulated lush front lawn. • Gas storage hot water system. • High ceilings throughout. • Stunning Sail Park directly across from driveway - (extension of your front yard)! • Three off street parks for guests. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.