

16 Amity Cove, Halls Head, WA 6210

Mandurah

House For Sale

Wednesday, 17 January 2024

16 Amity Cove, Halls Head, WA 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 895 m2

Type: House



Alison Hobbs

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Best Offer Over \$1,850,000

Welcome to 16 Amity Cove, Halls Head, an address that is second to none and an opportunity to secure a lifestyle that so many want! This stunning property offers a luxurious and spacious living experience in the highly sought-after location of Stage 1, Port Mandurah canals where you can have yachts and flybridge boats on your jetty with no problems as there is no bridges to go under from the ocean. Parking at this property will never be a problem with side access all the way down to the canal you can have as much space as you like for all your toys. The block is an impressive 895sqm PLUS water envelope and offers 18.5m canal frontage, providing plenty of room for a pool and workshop if required between the house and the canals. With 4 bedrooms, 3 bathrooms, office, multiple living areas and over 350sqm of internal living space this massive home provides plenty of space for a growing family or those who love to entertain guests. Step inside and be greeted by the impressive foyer with high ceilings and light filled windows. The expansive kitchen with vaulted ceilings is the heart of the home, overlooking the living spaces and of course taking in the amazing canal views. With plenty of bench space, overhead cupboards, gas hotplates, electric oven, large fridge recess, utility cupboard and microwave recess, cooking meals will be a breeze. There is a gorgeous formal lounge and dining area with recessed ceilings which also take in the water views. This area could also be used as an amazing games room if you choose. A guest bedroom to the front of home with ensuite and an office are handy on the lower level and there is a cloak room/drop zone off the shopper's entry from the garage. Relax and unwind in the outdoor entertaining area, perfect for enjoying the stunning water views and dolphins frolicking. The alfresco area is large and will be used all the time while entertaining as it takes in the gorgeous water views and you can watch your family enjoy themselves on the large lawn in front. Upstairs: The Master suite is a great size with balcony access, incredible water views, a large luxury ensuite with double vanities, shower, bath and separate WC and dressing room/WIR. There is another large bedroom with canal views and balcony access & BIRs, and a third at the front of the home with BIRs. A huge lounge/games room area will accommodate a pool table or lounge seating depending on you would like to use it for. The 3rd bathroom has a bath, shower and separate WC for privacy. The large balcony overlooking the water and luxury homes in the area has plenty of room for table chairs and will be a fantastic place to sit with friends and family. Other features include: Ducted evaporative A/C, Ducted vacuum system, Gas bayonets for heating, Auto retic to keep your lawns and gardens lush, Batt insulation, NBN 1 x instant gas and 1 x storage gas hot water system, 9x8m jetty with plenty of room for large vessels. The secure parking and garage spaces for 2 vehicles provide peace of mind for homeowners. Additionally, there is side access through double gates for parking extra vehicles or the caravan. Properties in highly sought after Stage 1 of Port Mandurah do not come up very often so ensure you make it to the first home open this Sunday at 12 noon so you don't miss out. Call Alison Hobbs on 0416 134 623 for more information. 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.