

**16 Bouvard Drive, Bouvard, WA 6211**

**CENTURY 21**

**House For Sale**

Thursday, 9 November 2023

**16 Bouvard Drive, Bouvard, WA 6211**

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Dane Stanley  
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## BUYERS OVER \$869,000

Team Stanley is proud to introduce 16 Bouvard Drive to the market. Set on an expansive 5.28-acre landscape, this captivating colonial-style residence is a true embodiment of character and charm. Boasting 5 bedrooms, 3 bathrooms, and 2 kitchens, this spacious property provides the perfect synergy of dual living arrangements, ideal for extended family scenarios or those seeking an extra level of privacy. The main dwelling seamlessly integrates with a self-contained granny flat, offering a distinctive living space with its very own private entrance. Upon entering this character-filled home, the first striking feature you'll notice is the high ceilings, infusing the entire home with an added sense of elegance and sophistication. The heightened spaces create an open and airy ambiance, instantly embracing you with a welcoming atmosphere, like a breath of fresh air. A haven for both relaxation and entertainment, this property promises to surpass your expectations. The features of this remarkable property include: \* Private drive way with the home set back off the road ensuring absolute privacy \* Main Residence measuring 279sqm with additional double carport \* Elegant formal lounge and dining rooms \* Farmhouse-styled kitchen with high ceilings featuring decorative cornices \* Master bedroom is complete with an ensuite spa bath \* Generously proportioned minor bedrooms with built in wardrobes \* Fully self-contained granny flat with a private entrance, own living space, kitchen and laundry \* Freshly painted & new carpets \*

Two new hot water systems \* Huge solar power system ensuring low running costs \* Encompassing bull nose verandas around the perimeter of the house \* Expansive timber framed gable alfresco area for all weather outdoor enjoyment \* Additional convenience provided by 3 external sheds/workshops \* Fenced paddocks, ideal for various uses including horses \* Bore reticulation This property is an embodiment of the semi-rural hideaway, offering a peaceful retreat while still maintaining proximity to essential amenities and services. Revel in the unique family residence, relishing all the lifestyle benefits inherent to such a property. Dawesville is a mere short drive away, while the vibrant city centre of Mandurah is conveniently reachable within a 20-minute drive. Contact Dane Stanley for a private viewing!! #century21mandurah #century21realestate #realestate #realestatemandurah

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