

16 Moorburg Drive, Dawesville, WA 6211

House For Sale

Wednesday, 29 November 2023



16 Moorburg Drive, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 540 m2

Type: House



JoAnn Yandle
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Expressions of Interest

Indulge in the epitome of coastal living with this stunning two-story home, meticulously maintained for your comfort and convenience. With 4 bedrooms, 2 bathrooms, private office, and a host of features for the astute buyer seeking a waterfront outlook. Entertain under the stars in the two expansive gabled patios equipped with a built-in barbecue, fridge and plumbed in sink. Whether it's a weekend gathering or a casual evening with loved ones, this outdoor space is perfect for creating lasting memories and the sweeping views of the boats and dolphins passing through the Channel. Embrace an active lifestyle with the Dawesville Channel at your doorstep. Explore scenic walking and cycling trails, try your hand at fishing, or launch your boat from the nearby ramp for aquatic adventures. Your social haven awaits at the Port Bouvard Sport and Recreation Club, Lawn Bowls, Croquet, Tennis, just a leisurely stroll away. Enjoy community events, sports facilities, and the camaraderie of a vibrant coastal community. Experience the best of both worlds – tranquillity and recreation. Just minutes away, you'll find The Cut Golf Course for a round of golf with breathtaking views, Pyramids Beach for sandy shores and sunsets, and an array of restaurants and shopping centres to satisfy your every needs. FEATURE OF THIS PROPERTY INCLUDE: 2 storey 4 Bedroom 2 bathroom 3wc home, plus office/theatre room Roomy kitchen with plenty of bench space, cabinetry, pantry, double sink, 900mm gas hot plates and electric oven, rangehood, double drawer dishwasher Family, Lounge room with gas log fire, upstairs living area/retreat with outdoor tiled balcony. Master bedroom with walk in robe, split reverse cycle air conditioner, ensuite bathroom with spa bath, twin vanities and separate wc. 3 queen size minor bedrooms with built in robes. Main bathroom with shower, vanity and bath. Laundry with linen press and broom cupboard. Ducted air conditioning Double garage Gas instantaneous hot water unit 2 gabled patios with built in barbecue. 8 Solar panels with new 3kw inverter. Reticulated gardens Land area: 540 sqm block Shire Rates: \$2635.00 Water Rates: \$1526.00 Builder: Addstyle 2005 North East facing. This home truly embodies the best of coastal living. Dawesville Channel outlook, Estuary and Ocean oh so close. Seize the opportunity to be part of the Channel Heights community. Schedule a private tour today and experience the lifestyle you've always dreamed of. Simply the Best. Simply Yours. Please call Jo-Ann Yandle on 0418 944 754 Living in and Loving Dawesville.