

# 19 Spoonbill Retreat, Wannanup, WA 6210



## House For Sale

Wednesday, 17 April 2024

19 Spoonbill Retreat, Wannanup, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 769 m2

Type: House



Simon Wroth

0895374444

## Offers Invited

SET DATE SALE: All offers are to be presented by 4pm Wednesday 8th May 2024. The seller reserves the right to accept an offer prior to the close of the set date sale. Price Guide: In the vicinity of \$1.4M

What to love Nestled atop a gentle rise overlooking the Dawesville Channel, this home is a sanctuary of coastal luxury. With its expansive 769m<sup>2</sup> title and a commanding 20.3m frontage, the residence offers an unrivaled perspective of the tranquil turquoise waters below. Step inside to discover a world where every glance offers a new vista of beauty. From the Harvey estuary stretching into the horizon, to the majestic silhouette of Point Grey against the backdrop of the Darling Scarp, every window frames a picture-perfect view. At day's end, watch as the sun dips below the Port Bouvard Bridge, painting the sky in hues of orange and pink, casting a serene glow over the ocean beyond. Designed with both aesthetics and functionality in mind, this modern family home effortlessly blends indoor and outdoor spaces. From the moment you enter, a sense of tranquility envelops you, as the home's layout guides you seamlessly from one inviting space to the next.

What to know Pass through the double entry doors through a covered porch, here, the panoramic water views beckon. Two spacious bedrooms greet you, each adorned with full-height sliding robes and ceiling fans. A shared bathroom, featuring exquisite finishes, serves these rooms, while a separate powder room ensures convenience for guests and residents alike. A sprawling music or craft studio, designed with purpose, awaits your creative endeavors. Alternatively, this space can easily transform into a fourth bedroom, complete with sliding robes and a separate office. Continue through to a central home theatre room. The eastern side offers a beautifully positioned master bedroom with expansive water views opening to the outdoor patio area. Hotel style open ensuite, freestanding bath, double vanity, full height tiling and pattern feature tiles stone tops, separate WC plus a massive walk-in dressing room. The expansive kitchen features a massive freestanding island bench with breakfast bar and waterfall stone bench tops, double recessed sink and servery to outdoor area, feature tile splashback, European stainless appliances, freestanding oven, vast amounts of cupboards and drawers, built in pantry within the cabinetry, scullery with additional sink, workstation and appliance area. This culinary haven is sure to inspire your inner chef. Step outside to the indoor/outdoor patio, where louvre windows invite the gentle sea breeze to dance through the space. Entertain friends and family in style, with a BBQ area, dining space, and lounge area offering the perfect setting for alfresco gatherings. Double garage plus workshop with its own remote garage door which could be a 3rd garage for a smaller car. White plantation shutters throughout. Engineered timber Appenines Oak. Skirting boards throughout. Solar system with 5.5kw inverter and 17 panels. Reverse cycle AC zoned throughout. A striking street elevation. low maintenance gardens. Exposed aggregate driveway. Walk to the beach and estuary, port Bouvard marina and restaurants. Council rates \$2700 approx. Water rates \$1526 approx. Who to talk to Simon Wroth | 0407 072 442 | [swroth@realmark.com.au](mailto:swroth@realmark.com.au)