

# 198 Culeenup Road, North Yunderup, WA 6208

## Sold House

Saturday, 2 March 2024



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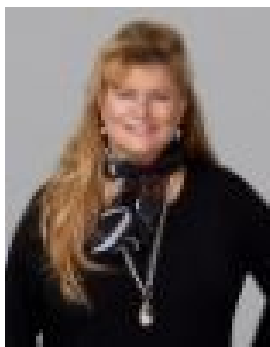
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 883 m2**

**Type: House**



Renee Hardman  
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## Contact agent

Nestled on a sprawling 883 sq m of prime riverfront land, this stunning property offers a rare opportunity to embrace a lifestyle of tranquility and luxury. With its own private boat ramp and jetty, this single-level home is a haven for those seeking the ultimate riverside retreat. As you step onto the fully gated property, you're greeted by a sense of exclusivity and security. The sight of a spacious caravan or boat port at the front hints at the endless possibilities for outdoor adventures. A charming garden shed adds to the appeal, promising low-maintenance living while still maintaining a touch of greenery. Upon entering the home, you're immediately struck by its elegance and functionality. A large tandem garage offers ample space for vehicles and storage, with easy access to the boat ramp for days spent cruising along the Murray River. Bush pole entries and double doors exude character and style, setting the tone for the exceptional living spaces within. The interior boasts a thoughtful layout designed for modern living. A spacious theatre room with recessed ceilings and plantation shutters beckons for cozy movie nights or versatile use as a flex space. Storage solutions abound, from cleverly integrated spaces between the house and garage to the large walk-through robe in the master bedroom, complete with roller shutters for added privacy. Speaking of the master suite, it's a true sanctuary, featuring an ensuite with double vanities, a frameless glass shower, a heated towel rail, and a separate toilet. Solid wood floors flow seamlessly through the main traffic areas, adding warmth and character to the home. The heart of the home is undoubtedly the open-plan living area, where cathedral ceilings soar above the kitchen, dining, and lounge areas. Floor-to-ceiling windows frame breathtaking river views, filling the space with natural light and creating an inviting ambiance. The kitchen is a chef's dream, boasting an island bench with waterfall stone top, a 900mm stove with gas hot plates and an electric oven, and integrated appliances. Outside, a decked alfresco area beckons for outdoor entertaining, complete with cafe blinds for year-round enjoyment. A paperbark tree takes center stage in the back garden, adding to the picturesque vista that surrounds the property. With solar panels ensuring energy efficiency and reverse-cycle air conditioning providing year-round comfort. Other features include a security system, fully reticulated gardens, a smart power Western Power meter, and a Rinnai Infinity hot water system with remote temperature control in the ensuite. This riverfront paradise offers the perfect blend of luxury, convenience, and natural beauty. Don't miss your chance to make this dream lifestyle a reality. Register your interest today and be among the first to experience the magic of riverfront living at its finest. Call exclusive agent Renee Hardman for a private viewing on 0413276869. #wesellthebesthomes

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