

# 22 Carnaby Drive, Dawesville, WA 6211

Mandurah

## Sold House

Saturday, 13 April 2024

22 Carnaby Drive, Dawesville, WA 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 549 m2**

**Type: House**



Irene Martindale  
0895819999

**\$680,000**

Irene Martindale of Harcourts Mandurah invites you to experience the epitome of outdoor luxury with this lovely 2015 built, 4 bedroom, 2 bathroom property, featuring a meticulously crafted outdoor living area designed for comfort, convenience and year-round enjoyment. Nestled on a spacious 549sqm corner block, this home offers a seamless blend of indoor-outdoor living, perfect for relaxing or entertaining in style. Whether you're unwinding after a long day or hosting gatherings with loved ones, this outdoor oasis provides the perfect backdrop for memorable moments. Imagine cozying up by the wood fire on cool evenings or basking in the sunshine under the shade of this thoughtfully designed outdoor space. Immerse yourself in the beauty of water-wise gardens and unwind in the inviting swim spa (4.5m x 2.5m approx.), creating unforgettable moments under the starry night sky to rejuvenate both body and soul. The outdoor kitchen boasts everything you need for hosting unforgettable gatherings. Step into your own culinary haven where the aroma of sizzling barbecue delights the senses and the laughter of friends fills the air. The master bedroom suite caters for all your needs including his and her walk-in robes for your wardrobe essentials. The ensuite offers a sleek shower and a separate toilet for added privacy. Enter the 3 minor bedrooms and be greeted by a seamlessly integrated open-plan wardrobe space, meticulously crafted to optimize storage and style. Say goodbye to clutter and hello to effortless organization as you luxuriate in the convenience of this innovative design. The perfect harmony of the main bathroom functionality awaits, inviting you to unwind and escape the stresses of the day. Enjoy the dedicated comfortable theatre room and a private study with built-in work station. Eco-Friendly features include 24 Solar Panels (approx. 6.5kw) and Solar Hot Water with Gas Booster. A 10sqm shed (approx. 4m x 2.5m) for storage or workshop space. Discover the perfect fusion of comfort, style and functionality in this residence located in the desirable neighbourhood of Dawesville, that offers easy access to amenities, schools, parks, beach and more, making every day feel like a holiday in the heart of the Australian lifestyle. Welcome home to a life of unparalleled comfort and relaxation.

- 4 bedrooms, 2 bathrooms
- Theatre and study
- Eco-Friendly features including 24 Solar Panels (Approx. 6.5kw) and Solar Hot Water System with Gas Booster
- Additional 10sqm shed (Approx. 4m x 2.5m) for storage or workshop space
- Kitchen with 900mm oven and rangehood, soft-close doors and drawers
- Outdoor wood fire with triple flue for safety and efficient heat distribution
- Outdoor blinds for wind and sun protection, creating a dreamy additional living space
- Reverse ducted air conditioning for year-round comfort
- Expansive patio perfect for alfresco dining and enjoying the outdoors

Contact Irene Martindale to view. 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.