

# 22 Zamia Loop, Wannanup, WA 6210



## House For Sale

Tuesday, 16 January 2024

22 Zamia Loop, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 547 m2**

**Type: House**



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## Offers From \$549,000

“Sanctuary Woods” Private Estate is an enclave of Modern Homes that are surrounded by trees with an abundance of birds and wildlife, creating a soothing tranquil lifestyle. Located close to all amenities including Falcon Shopping Centre, public transport schools, Port Bouvard Marina, world class golf course, restaurants, cafes, medical centre and only minutes away from Avalon Beach. This Spacious residence is ideally suited for the downsizer, first home buyer or astute investor. Open Plan layout features the kitchen as the central hub incorporating gas cooktop, rangehood, dishwasher and all stainless-steel appliances. Even though this is a stand alone home on generous block it is a survey/strata and therefore there is a minimal strata levy which maintains the gardens and integrity of this private estate (These levies do not cover building insurance). Some of the other main features on offer are:

- MASTER BEDROOM WITH GOOD SIZE ENSUITE WITH HIS/HER VANITIES
- OTHER 3 BEDROOMS GENEROUS IN SIZE
- SPACIOUS OPEN PLAN LIVING
- OUTDOOR ALFRESCO ENTERTAINING
- LOW MAINTENANCE RETICULATED GARDENS
- SOLAR PANELS TO REDUCE ENERGY BILLS
- SPLIT SYSTEM REVERSE CYCLE AIR CONDITIONING
- COUNCIL RATES: \$2,100 P.A (APPROX)
- WATER RATES: \$1,462 P.A (APPROX)
- STRATA: \$860.80 P.A
- THE LIST GOES ON AND ON.....

Hurry to secure this well located home in sought after location that ticks all the boxes.