

**27 Bollard Circle, Wannanup, WA 6210**

**slp.**

**Sold House**

Saturday, 18 November 2023

27 Bollard Circle, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 532 m2**

**Type: House**



Sue SheridanBrown  
0411157757

**\$785,000**

SOLD - 12 groups of buyers through first home open, multiple offers !!!!!Unconditional cash offer higher than asking price accepted. More properties needed to keep up with supply and demand .Call Sue today to have a chat if you're thinking of SELLING. Experience the ultimate in grand design and luxury living with this stunning home. Perfectly positioned in the prime location of Wannanup, this spacious family home provides ample room for everyone to spread out and relax. Freshly painted with quality window treatments this home is sure to IMPRESS the fastidious of buyers. Cool in summer and cosy warm in winter with large gas log fire in living area and several gas bayonets throughout .From the moment you arrive, the striking facade only footsteps to Avalon Beach will impress. Step inside to discover high ceilings, wide-open hallway that leads you to the heart of the home. The vast open plan kitchen, dining, and living room with gabled ceilings lead to the alfresco area perfect place for entertaining with friends and family. The sleek modern chef-style kitchen is an entertainer's delight, complete with ample bench space, overhead cupboards, drawers and double door pantry. Large Island Bench with space for 5 bar stools. Outdoor entertaining is a breeze with MASSIVE alfresco under the main roof, recessed lighting and outdoor blinds for all weather entertaining. Space for large outdoor dining table and couches. Easy care garden beds with established plants and water feature. There is the added bonus of a built in Bar/BBQ area with power to keep your drinks nice and cold. This could easily be made converted to a outdoor kitchen if desired. Hotel Style Master Suite at front of the home with large walk in robe, Plantation Shutters and large ensuite with separate toilet. There is also your own private living area with beautiful sheer curtains and sliding door to another alfresco area. Current owner had plans to install a 8 person SPA in the area. All other bedrooms are in a separate wing at the back of the home sharing a activity room. Heaps of space for your caravan, boat and Landcruiser. Additional area in large garage (2.5M height) for storage of tools, beach toys with access to outdoor entertaining. What's to love? • ? ? Resort style master suite including your own TV/living area with access to a private outdoor sitting area • ? ? Plantation shutters • ? ? Roller shutters to all bedrooms • ? ? Study with sliding doors overlooking the alfresco area • ? ? Solar Panels • ? ? Rheem gas instantaneous hot water system • ? ? Three other bedrooms all with built in robes big enough for queen size beds • ? ? Ensuite with heated towel rails, double vanity, twin shower heads and separate toilet • ? ? Evaporative air conditioning • ? ? Gas log fire in main living area • ? ? Kids activity area • ? ? Separate powder room • ? ? LED lighting throughout • ? ? Lock up and leave Village Beach is just a short stroll away you can take your kayaks down for a paddle through the canals. Grab a coffee and some lunch on the way back at La Belle Patisserie and enjoy in the beautiful picnic area or down on the beach. Call Sue today to register your interest. Definitely worthy of your inspection. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.