

3 Acacia Close, Bouvard, WA 6211



Sold House

Friday, 3 November 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1019 m²

Type: House



Paul Simeone
0895374444

\$935,000

What to Love Perfectly positioned at the end of a whisper quiet cul-de-sac, this unique quality built 4 x 2 x 2 double brick home was built by a builder for his own family, with an extremely high level of workmanship. Federation in style with sweeping verandas and open plan living there are multiple entertaining zones throughout the home and some striking features including towering high ceilings, large living rooms and bedroom sizes, plus spectacular estuary views, never to be built out, with restrictive covenants in place on the neighbouring properties, protecting your precious water views forever. Sit back, relax, and enjoy the incredible, elevated turquoise estuary views from your open plan kitchen/dining/family area which seamlessly combines with a long 10-metre viewing balcony. There are also exquisite water views from the minor bedrooms. This exclusive property sits on a huge 1019sqm block with beautiful, manicured bore reticulated and established gardens. It has a wide side accessway leading to a huge 100sqm under croft triple car garage with extra height ceilings, roller doors plus a separate secure storage room. This area combines superbly with a very large turning circle/dedicated hardstand area, perfect for housing all your favourite vehicles, caravans, boats and water sports equipment allowing easy in/out access. What to Know Imagine walks along the estuary, watching amazing sunrises or sitting out on your expansive balcony with your favourite beverage in the evenings protected from the harsh sea breezes, watching the watercraft pass by. The sprawling main living area has captivating water views framed perfectly through large sliding glass doors and windows featuring an abundance of natural light. It is the heart and soul of the home. You'll love entertaining all year round from your chef's dream kitchen which encapsulates the surrounding estuary vistas and is equipped with quality Essa stone bench tops, long wide breakfast bar, pantry, induction hotplate, rangehood, double sink & double fridge recess, plenty of drawer and cupboard space with wall mount oven & microwave recess. If you feel like getting away from it all you can recline down to a separate lounge and activities area at the front of the home, giving you complete peace and privacy. The master bedroom has a walk-in-robe, spacious en-suite with bath and shower. This separate wing of the home also includes another 3 minor bedrooms which are all queen in size with built-in-ropes, some with spectacular views. Bouvard is highly sought after with it being located between coastline and estuary offering an abundance of natural bushland, beautiful expansive beaches and the less frequented parts of the estuary. Other Key features include; Brand new Daikin reverse climate control Air Conditioning throughout the entire house Ceiling fans in all bedrooms Charming pendant lead lights & feature lighting throughout 8 Solar Panels / 1.5KW system Solar Hot Water System Shade Sail to entertain at lower grass area A bore providing free water to reticulate all lawns and gardens Splendid window treatments with pelmets Distances; 1.2km to the boat ramp Less than 450m to The Lazy Crab Tavern & Restaurant 4.6km to the New Coles Shopping Precinct 5.1km to the White Hills beach 9.5km to Port Bouvard Marina (All distances are approximate) Council rates \$2300 approx. Water rates \$275 approx. Viewings are by appointment only. Who to talk to; Paul Simeone | 0409 298 987 | psimeone@realmark.com.au