

3 Avon Court, Dawesville, WA 6211

Mandurah

House For Sale

Friday, 26 January 2024

3 Avon Court, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 628 m2

Type: House



Alison Hobbs
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Best offer over \$1,050,000

Situated in the tranquil suburb of Dawesville and only moments to the water's edge this stunning residence stands in an elevated position at the top of a quiet cul-de-sac taking in breathtaking views from both levels. Surrounded by natural beauty with trees and walkways along the estuary it provides a lovely relaxed lifestyle for the lucky buyers. Upon entry via the stunning front verandah you will see that the home has quite a modern kitchen but has loads of character and charm with the high ceilings, expansive windows providing lots of natural light, French doors and timber floors. The main living and dining areas take in the water views and provide plenty of space for a family. The kitchen is the heart of the home and comes complete with stone benchtops with waterfall edge, integrated microwave, electric oven with air fryer and rangehood, gas cooktop, corner pantry, plenty of cupboards and of course stunning estuary views. There are 2 bedrooms with BIR's and ceiling fans and a bathroom with single vanity, separate bath and shower, heat lamps and a laundry with good storage and under stair storage. There is also a North facing semi enclosed alfresco area to the rear of the home which is a great space to relax in private. However, you will probably use the front verandah when entertaining with friends and family as that has plenty of room for lounging around with a cup of coffee or a wine, taking in the serene outlook. There are also blinds to extend the use to most of the year. Upstairs you will find a gorgeous lounge/games room which has a kitchenette, and it opens out to a large balcony where the views are absolutely amazing. Being shaded in the afternoons it's a gorgeous place to relax and take in the active view of the ever-changing weather on the estuary and spot a dolphin or two. The master suite is also upstairs and has balcony access and has a large WIR and ensuite with double vanity, heat/lamp/lights, shower and sep WC. There is also another bedroom upstairs that could also be used as an office if required. To the rear of the property is the double lock up garage plus a large workshop with roller door that could be for that additional car or as a man cave. The side access and extra paving space at the rear could easily accommodate a caravan if need be. Other features: Evaporative A/c plus 3 split systems 14 panel solar system Security alarm Solar HWS with electric booster Council rates: \$2,600 pa Water Rates: \$1,525 pa This property is low maintenance and will provide a beautiful lifestyle as a full time or holiday home. There are the Peel produce markets on the foreshore only 200m away every Saturday where you can support the locals and meet some of your neighbours. There is also a local café for a morning coffee with friends and larger new supermarkets only 5 mins drive. The boat ramp will also be great for those wanting to be on the water for a spot of fishing or crabbing. Call Alison Hobbs on 0416 134 623 for more information or to arrange a viewing. 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.