

3 Luill Crescent, Dawesville, WA 6211



House For Sale

Thursday, 16 November 2023

3 Luill Crescent, Dawesville, WA 6211

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 1012 m2

Type: House



Sam Beechey
0895374444

Offers Over \$849,000

SET DATE SALE: All offers are to be presented by 4pm Wednesday 29th November 2023. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to love; Welcome to this exquisite 3-bedroom, 2-bathroom residence that effortlessly combines elegance and functionality. Built in 2014, this home boasts a harmonious blend of high-end finishes and thoughtful features, offering a lifestyle of comfort and luxury. Nestled on a generously sized 1012m² parcel of land, this property is designed for those who appreciate space and low-maintenance living. Beyond the remote gated access, a grand entrance welcomes you into a haven of style, featuring high ceilings that enhance the sense of openness throughout. The heart of this home lies in its well-appointed kitchen, complete with a scullery for added convenience. Entertain with ease in the outdoor kitchen or gather with loved ones in the expansive home theatre. Whether you're hosting a movie night or a dinner party, this residence provides the perfect backdrop for creating lasting memories. For the avid handyman or outdoor enthusiast, an extra-large workshop awaits, ready to accommodate your caravan and boat. The property also includes an extra-large 2-car garage for secure parking. As the seasons change, you'll appreciate the comfort provided by underfloor heating in the bathrooms, a wood heater, and ducted reverse cycle air conditioning. Embrace sustainable living with solar panels and rainwater tanks, showcasing a commitment to both efficiency and environmental consciousness. A dedicated office space ensures that you can seamlessly blend work and home life. The entire property exudes a sense of quality and craftsmanship, with high-end finishes evident in every detail. This home is not just a dwelling; it's a lifestyle statement. From the convenience of remote gated access to the practicality of low-maintenance living, this property has been meticulously designed to cater to the desires of modern living. Welcome to a residence where luxury meets functionality, and where every detail has been carefully considered to enhance your everyday experience.

What to know; Located in the sought-after area of Old Dawesville. Built in 2014. Large 1012m² lot. Remote gated access. Expansive workshop for caravan and boat storage. Extra-large 2-car garage. 3 bedrooms. 2 bathrooms with underfloor heating. Ducted reverse cycle air conditioning. Wood heater for added warmth. Solar panels for eco-friendly living. Rainwater tanks for sustainable water usage. Low-maintenance design. Dedicated office space. Home theater. High ceilings throughout. Scullery in the kitchen. Outdoor kitchen for entertaining in style on hot summer days. Council rates \$2300 approx. Water rates \$1525 approx.

Who to talk to; Sam Beechey | 0419 774 204 | sbeechey@realmark.com.au