

# 30 Canopus Court, Dawesville, WA 6211

## House For Sale

Friday, 14 June 2024



30 Canopus Court, Dawesville, WA 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 628 m2**

**Type: House**



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## UNDER OFFER

Style, Size and A Pleasant Surprise! A Beautiful Home...And It Could Be Yours Welcome to 30 Canopus Court in Dawesville. If your looking for a WOW home, set amongst quality homes in Bouvard Wood Estate, this elevated family home will impress. Positioned on the high side of the road, its big enough to accommodate the changing needs of a growing family, yet designed to fit comfortably on a 629sqm block. This practical and versatile architecturally designed home boasts four large rooms and two bathrooms, a separate theatre & separate study, undercover entertaining and a workshop in the garage - an excellent option for families looking for space and comfort. Features; Set on 629sqm in a bush setting High ceilings & tiled flooring throughout Four bedrooms - two bathrooms Carpeted theatre room / Gaming Room - sunken and very private, this room has high ceilings and a built in TV recess A bright spacious study with french doors Large kitchen with breakfast bar, walk in pantry, overhead cupboards, microwave space, induction cooking & dishwasher Master bedroom with dramatic recessed ceiling, walk in robe & ensuite with spa bath + his/hers vanities The second bathroom has two vanities, a room length mirror, and bath The 3 other large bedrooms have built in robes Plenty of storage - cupboards, linen cupboard Spacious laundry with large bench top Paved backyard, retained fences, small garden beds Reverse cycle split system in the main living area Inviting out door entertaining - with tree top views Large and very high garage with workshop at rear Liquid limestone driveway with plenty of parking Built in 2008 Water Rates \$1526/yr approx. Council Rates \$2400/yr approx. The Dawesville lifestyle has much to offer. You'll join quality homes built along the Estuary, and have the benefits of activities like boating, crabbing, free boat ramps, access to beautiful walking paths, and cafes/restaurants and with IGA & Florida Beach Village just around the corner, you won't have to go to Falcon. Locality Features;- Close to Port Bouvard Marina and boat launching facilities, Port Bouvard 'The Cut' Golf Course, & Port Bouvard Bowls Club- Close to Florida Beach Village & Miami Shopping Plaza - Beautiful Beaches moments away, and a stunning Estuary Foreshore- Multiple schools to choose from all within 5-15 minutes Looking online is one thing, but nothing beats seeing the real thing! Contact Exclusive Selling Agent Martha Malkovic on 0439 930 043 or [martha@kevingreen.com.au](mailto:martha@kevingreen.com.au) to arrange your walk through. 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. Martha Malkovic 0439 930 043 [martha@kevingreen.com.au](mailto:martha@kevingreen.com.au) Find Me On FaceBook.