

30 Kawana Boulevard, Dunsborough, WA 6281



Sold House

Friday, 19 January 2024

30 Kawana Boulevard, Dunsborough, WA 6281

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



Ben Jecks

0408545304

\$1,050,000

Nestled within the idyllic Dunsborough Lakes Estate, 30 Kawana Boulevard offers a warm and inviting retreat in a neighbourhood known for its close-knit community. This enchanting, 4-bedroom, 2-bathroom residence, complete with a separate lounge, will captivate you from the moment you step inside. The attention to detail and thoughtful design elements make this property stand out as a truly exceptional find.

Interior Features: You'll be greeted by spacious gallery-style hallways, graced with hybrid flooring. The residence incorporates a solar passive design, with an impressive 6-star energy rating, and its construction was finalised in April 2020. The living spaces and backyard are thoughtfully positioned to the north, ensuring optimal sun exposure. Luxurious, thick, twist-pile carpet adorns the bedrooms and separate living area, while hybrid flooring graces the open-plan living areas and hallways, emanating an air of sophistication. Moreover, the property boasts raised ceilings (31-course throughout), with tall door frames and doors that create a sense of openness and relaxation. Along the backside of the house, a series of glass sliders allow an abundance of natural light to flood into this impeccably presented home. Beautiful floor-to-ceiling curtains adorn the main living area, front living room, master bedroom, and the fourth minor bedroom, where a combination of blackout and sheer curtains set the perfect ambiance.

Kitchen and Scullery: The galley-style kitchen is a chef's delight, offering ample storage, soft-closing drawers, and high-end appliances. This includes an Electrolux Induction cooktop, with an integrated exhaust hood fan and an Electrolux Double oven, which incorporates a convection microwave and fan-forced oven. Integrated bin drawers, an oversized fridge recess, and an additional bar fridge space cater to convenience and functionality. The cleverly designed scullery, complete with custom cabinetry, and the laundry, with access to the rear, adjoin this space.

Bedrooms and Bathrooms: The master ensuite is a sanctuary of luxury, featuring a double shower, a free-standing bath, and a double vanity. The master bedroom also boasts a custom walk-in wardrobe fit out, and large feature window reflecting tranquil views out to the garden. All other bedrooms are equipped with built-in wardrobes, complete with shelves and rails, and a walk-in linen cupboard adds to the home's storage capabilities. The fourth minor bedroom stands out, with its enormous feature window and double glass sliders, which open to the alfresco area.

Technology and Energy Efficiencies: The property offers modern technology and amenities, including direct NBN connectivity to the house. For added comfort, there's a conventional wood fireplace, with a feature floor-to-ceiling tile. The home also features an impressive 5.5kw solar panel system with 20 panels, as well as rainwater to the main water system plumbed to all toilets, and a heat pump hot water system, all contributing to the property's energy efficiency. There is a garage, with insulated door, which also serves as a workshop. Security is assured with a stainless steel front door screen.

Exterior Features: Outside, the property boasts fully established and easy-to-maintain gardens, complete with stationed reticulation. The electric, outdoor pergola, louvre system enhances outdoor living, and the property offers double gate side access, which can function as a third driveway, additional parking space, or storage for your boat or caravan.

30 Kawana Boulevard is more than just a house; it's a lifestyle. This property epitomizes contemporary, comfortable living and is ideally located within the Dunsborough Lakes Estate, a community known for its welcoming spirit and the natural beauty of the South West region. Make it your home and experience the beauty of Dunsborough living by contacting Ben Jecks on 0408 545 304 for a private viewing.