

**33 Portofino Crescent, Pelican Point, WA 6230**

**Sold House**

Thursday, 17 August 2023



33 Portofino Crescent, Pelican Point, WA 6230

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 4**

**Area: 922 m2**

**Type: House**



Tim Cooper  
0897800555

## Contact agent

Introducing 33 Portofino Crescent, Pelican Point - A beautiful and prestigious four-bedroom, four-bathroom home positioned in the exclusive Grand Canals of Pelican Point, this is a rare opportunity to secure the home you've always dreamt of. Upon entry to the grand foyer, you will be led into the spacious kitchen and dining area with floor to ceiling windows that showcase the picturesque scenery of the Australind Estuary. The dining area can fit the largest of dining tables and opens out to the atrium, with beautiful wooden high ceilings it is sure to make a statement. Enjoy cooking as you entertain family & friends with the built-in wood fireplace, BBQ and pizza oven that is perfect for warm summer days and cool winter nights. The functional kitchen features modern fittings and possesses an electric stove, built in microwave, pantry and much more! As you make your way up the elegant staircase there's a stunning pendant which is sure to impress. The master bedroom is a true oasis boasting a walk in ensuite with a spa bath, double vanity and walk in robe. This is like your own private getaway in the comfort of your own home! Every detail of this property has been well thought out with multiple bedrooms, bathrooms and living areas this home is perfect for hosting family and guests. Furthermore, the upstairs bar could also be used as a guest kitchen as there's a scullery. This area is a perfect addition for those who love entertaining as the upstairs living area opens out to the balcony which is the perfect place to relax and appreciate the outstanding water views. The outdoor living space is equally as impressive with a decked portico offering another area for entertaining or for you to relax in the outdoor spa. If you're a boating enthusiast, you will enjoy the private jetty & floating dock. This property is not tight for space with secure parking for two vehicles, plus enough space for a boat or caravan. In addition, there is a large powered workshop. Don't miss out on the chance to make this one-of-a-kind property in a serene environment and wonderful water views your own.

**GROUND FLOOR** Large foyer at entry Modern kitchen with plenty bench/cupboard space, designated area for double door fridge, built in microwave, electric stove, double sink and pantry Cozy sunken theatre room Spacious dining area Enclosed atrium with built-in woodfire place, pizza oven and BBQ Additional games/study room with built in cupboard, split system A/C and access to portico Functional laundry with ample bench space and built in cupboards Large storeroom Linen cupboard Bedrooms 3 & 4 include a private ensuite and walk in robe Powder room Private portico and floating deck Spa bath Well-manicured, low maintenance garden Secure, gated entry to property Roller door triple garage with inside access 3.2m x 11.6m approx. powered workshop

**FIRST FLOOR** Spacious master suite with walk in ensuite, spa bath, double vanity, double walk-in robe and private toilet Bedroom 2 with built in robe, access to guest bathroom and split system A/C Bar/guest kitchen and scullery Living/games area Balcony overlooking estuary

**EXTRA FEATURES** Powered shed Electric 3.5 ton boat lift Security alarm Secured safe

**LOCATION FEATURES** Riviera Boat Ramp - 180m Bunbury Sanctuary Golf Resort - 2km Clifton Park Primary School - 3km Eaton Fair Shopping Centre - 3.6km Bunbury Farmers Market - 4.3km Built: 2007 Land size: 922m<sup>2</sup> Land rates: \$3952.28 approx. P/YR Water rates: \$1525.99 approx. P/YR