

# 34 Kawana Boulevard, Dunsborough, WA 6281



## House For Sale

Thursday, 11 April 2024

34 Kawana Boulevard, Dunsborough, WA 6281

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 450 m2

Type: House



Ben Jecks

0408545304

## Offers Above \$950,000

Beautiful light filled 4 bedroom, 2 bathroom home with high end finishes neatly tucked away in the Dunsborough Lakes Estate. Step inside to be greeted by a welcoming entry nook adorned with custom cabinetry and sleek, low-maintenance concrete flooring. The airy ambiance is further accentuated by high ceilings and shadow line cornices throughout. The heart of the home lies in its open-plan kitchen, living, and dining area, where a striking raked ceiling and skyline windows flood the space with natural light. For cosy evenings, a wood-burning stove adds warmth and charm. Entertain effortlessly in the covered alfresco area, accessible through double glass sliding doors. Here, concrete flooring, a built-in bench seat, and lush shrubbery create a private retreat for outdoor gatherings. The kitchen is an entertainers delight with an abundance of cabinetry space and a feature coffee/tea/appliance station neatly tucked away. Adjacent, a galley-style laundry with built-in storage offers practicality plus a convenient door taking you to the rear yard. Unwind in the expansive theatre room, featuring cavity wall sliders, built-in TV cabinetry, and expansive windows allowing plenty of natural light. The lavish master bedroom is a sanctuary of comfort, boasting his and hers walk-in robes, barn door leading to a modern ensuite, and luxurious carpet underfoot. Additional Features - Ducted air conditioning - Skirting boards to the hallways and main living areas - TV ports in the master bedroom - Built-in robes and carpet to the minor bedrooms - Low maintenance gardens and lawns in the front and rear - Feature floor to ceiling sheer curtains throughout - Additional locked storage room in the garage and a separate a door to access the side of the house. This home is essentially brand new ready for its future owner to enjoy. Private viewings are available from the 15th April so be sure to contact Ben Jecks on 0408 545 304 or [ben@jmwrealestate.com.au](mailto:ben@jmwrealestate.com.au) today for your private inspection. Disclaimer: While we have made diligent efforts to ensure the accuracy of the information presented in this document, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Parties with interest are advised to independently verify the information provided in this material. Licensee: JMW (WA) Pty Ltd ABN 41 304 155 031.