

38 Egret Point, Erskine, WA 6210

Mandurah

House For Sale

Thursday, 1 February 2024

38 Egret Point, Erskine, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 426 m2

Type: House



Nicole Hindmarsh
0895819999

Set Date to Purchase

Nicole Hindmarsh is proud to welcome 38 Egret Point Osprey Waters, Mandurah to the market. Situated opposite the glistening waters of the Peel Harvey Estuary, with peaceful walkways along the waterfront, this is a magical place to live! The vendors have chosen their next venture and are on the market to sell. This property will be SOLD using the Set Date to Purchase campaign where all offers will be presented by Monday 19th February 2024 unless SOLD prior. Please note the sellers can accept an offer at any time. Please register your interest with Nicole today 041 581 5156. The beautiful well thought out design of the home works perfectly to showcase the position of this block taking in all the aspects of the bush reserve and estuary opposite, the sellers have absolutely LOVED living here! Showcasing 32 course high ceilings with recesses and feature lighting, along with a drop ceiling in the kitchen, the design and finish will entice you... this property must be on your list to view this weekend! *** First home open this Sunday 4th February @ 11-11.30am *** This home offers privacy and is whisper quiet inside with the double glazed windows. The gorgeous portico entry leads through to the open plan main living area which offers views of the reserve and water beyond. The striking kitchen offers a huge centre island stone bench with waterfall edges, lots of storage underneath along with plenty of drawers and overhead cabinetry, plus corner pantry, dishwasher, wall oven, 900mm gas cooktop and water plumbed in for your fridge. The alfresco is designed to bring the outside in, facing East it is protected from the weather all year round and with the outdoor blinds makes for entertaining your family and friends in a very private and intimate setting. Walk through to the main bedroom and you will love the hotel style ensuite with floor to ceiling tiles, stone benchtops, double vanities with raised sinks, heaps of drawers for storage, large shower and separate WC. The theatre room is strategically placed in the home and features gorgeous recess ceilings with feature lighting and step corning. The two minor bedrooms have easy access to the second bathroom which is also finished to a high spec with stone benchtop, deep bath, large shower and a separate powder room. The spacious laundry is towards the rear of the home offering access down the side of the house to a storage area. The laundry has raised cabinetry for the front end loader and dryer, a long stone benchtop, room for the clothes airer or ironing board and has a HUGE (3metre) floor to ceiling linen press with plenty of storage. Shoppers entry to the garage which is extra high to fit the 4WD, extra-long on one side (10.67m) offering the opportunity for parking a RAM, a camper trailer, small boat, small caravan, storage room or workshop! Features of this incredible property include: - Beautiful extra wide wood entrance door - Step corning to ceilings - High 32 course ceilings with recess features and LED lighting - Drop ceiling in the kitchen with hidden lights - Skirting boards - Quality fixture and fittings throughout - Wood lined ceiling in alfresco, composite decking, space for outdoor kitchen - Alfresco blinds creating a private and intimate space - Striking kitchen with gorgeous stone tops and heaps of drawers - Ducted reverse cycle air-conditioning with zones - Fully fenced yard for the pets and kids to run around - Feature portico entry, feature roof line design - 10.67m long garage on one side for parking the 4WD, RAM, caravan, boat - Separate theatre room - Study nook - Security doors - Double glazed windows - Gas instant hot water - NBN connected - Reticulation off the mains water - Ideal East and North facing living areas - 426sqm block Osprey Waters is a highly sought-after Estate offering a beautiful lifestyle for retirees, families and holiday makers. Close to all amenities including shops, schools and public transport. With boating, fishing and crabbing at your doorstep, find out why this area is so popular and view this property today! For further information on this type of selling campaign, please contact Nicole Hindmarsh today 041 581 5156. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.