

# 39 Avalon Parade, Wannanup, WA 6210

Mandurah

## Sold House

Tuesday, 19 March 2024

39 Avalon Parade, Wannanup, WA 6210

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 502 m2**

**Type: House**



Alison Hobbs  
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## Contact agent

This stunning residence has it all with a fabulous entertaining area overlooking a gorgeous below ground pool and living areas that open out via bi-fold doors to seamlessly blend the inside and outside areas. With plenty of room for at least 6 cars there will be no problems with parking. Being very low maintenance, this would make a fantastic full time or holiday home. With 4 bedrooms plus an office, activity, theatre, lounge and large living areas there is plenty of room for a large family. Nestled in a prime location only 150 meters from the very popular Avalon Beach and walking distance to local La Belle Cafe and shops. To the front of the property there is extensive exposed aggregate that provides plenty of parking either on the front verge, behind the front fence, wide drive way or in the double garage plus smaller 3rd garage space. The home features neutral tones throughout with high ceilings, quality timber and glass doors, large modern tiles, sheer curtains, bamboo flooring and new carpets which all combine effortlessly to create a modern relaxed feel. The ground floor has a 5th bedroom or office to the front of the home. Then there is a large theatre room perfect for movie nights with stunning double door entry. Laundry with triple linen cupboards plus 3 cupboards, sink and outdoor access and powder room. Additional storage under the stairs and a drop zone/internet nook near the kitchen. Stunning large living area with near new feature electric fire and views to the pool area. The dining area off the kitchen has a built-in feature cabinet and bi-fold doors out to the entertaining area. The kitchen is the heart of the home with stone tops, 900mm gas hotplates and electric oven, double fridge recess with plumbing and plenty of bench and cupboard space. You can take in the all areas including the alfresco and pool area from the kitchen so you'll always feel involved while preparing meals. The bamboo flooring stairs lead you to the first floor where you will find the stunning master suite that has access to the balcony to take in the sunsets. It has a large WIR and ensuite with double vanities, separate large bath for relaxing at the end of the day, shower and separate WC. There is an upstairs lounge room near the master bedroom which also has balcony access and provides another space to relax. The 3 minor bedrooms all Queen size and have double mirror BIR's and there is a large activity/lounge area where the kids can have their own space. There are also 2 linen cupboards for storage and a bathroom with shower, large bath and single vanity and separate WC. The alfresco is where you spend so much time with family and friends as it provides an awesome place to relax and have some fun. It is very protected from the elements so you can use it all year round. It has a high cedar lined ceiling, pizza oven, 2 large ceiling fans, drinks fridge that will stay, 2 large rangehoods and a large bench with tap and sink and plenty of cupboards for storage. There is plumbing and gas behind the tiles for a built in BBQ if required. Beautiful tiled below ground salt water pool (plumbing for heating if required) Double lock up garage with a third roller door approx. 2m wide) for a small car, trailer or jet ski. Handy shoppers' entry to the home. Solar panels Reverse Cycle ducted A/C Security cameras i-phone compatible Insulated with batts Security mesh doors Room for a caravan or boat Gas connected E-wire internet Instant gas HWS Quality APG 2010 build, large 290sqm of internal living plus alfresco and balcony. Perfect 502sqm block Incredible location near beaches, canals, shops, schools, parkland and golf course. If you want a home that you can simply move in and enjoy this could be the one for you. Vacant possession is available as soon as you want to call exclusive agent Alison Hobbs on 0416 134 623 for more information or come to our first home open this Sunday at 12.00. 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.