

# 4 Spoonbill Retreat, Wannanup, WA 6210

## House For Sale

Wednesday, 12 June 2024



4 Spoonbill Retreat, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 820 m<sup>2</sup>

Type: House



Bob McPherson  
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**\$1,395,000**

Bob McPherson together with Cutten & Co Real Estate are proud to present this beautifully presented property overlooking the Peel Harvey Estuary and Port Bouvard Marina offering extensive water views. This architecturally designed home built by the local Dolphin Designs boasts quality, luxury and the relaxing Mandurah lifestyle all in one. Sitting on a large 820sqm block this stunning residence offers ample parking for your boat/caravan/trailer and more PLUS enough room for the kids and pets to play. Enter inside to the impressive opulent void complete with wide staircase and discover the multitude of multipurpose rooms ideal for entertaining or that family looking to spread out and have space. Upstairs the master suite with gorgeous ensuite complete with spa, shower and double vanity and amazing walk in robe are only surpassed by the sweeping enclosed balcony with views to the marina. The three minor bedrooms located downstairs are all queen size and have 2, 3 and 4 door built in robes respectively and are serviced by the family/main bathroom. Features throughout include; • 820sqm block • Approx. 319sqm of living • Views from the extensive balconies to the Peel Harvey Estuary and Port Bouvard Marina • Architecturally designed by local builder Dolphin Homes • Beautiful front elevations • Plenty of room for parking all of your toys • Impressive light and bright void with wide staircase • Amazing master suite with enclosed balcony, ensuite with spa and gorgeous WIR • Separate study upstairs • Access to roof space for storage • Lounge room upstairs with more impressive views from the balcony • Lovely central kitchen with stainless steel appliances 900mm hotplate, loads of storage and space • Two separate lounges downstairs • Queen sized minor bedrooms all with BIR's • Under stair storage • Quality furnishings throughout such as new carpets and window treatments, French doors, high ceilings and more • Air conditioning • 18 Solar panels • Security cameras • Patio • Retic and so much more. With nearby access to the boat ramp, dolphin watching, crabbing/ fishing in the Estuary, local restaurants such as Friar Tucks, Cafe Coast and the Mariner, Miami Falcon shopping centre, The Cut golf course, Port Bouvard Sport and Recreation Club, private and public schools and easy access to the ocean and world renown Kite Surfing area. Come and live the dream in this relaxed lifestyle nearby the Dawesville Cut. Must be seen to appreciate all that this magnificent property has to offer!