

41 Batavia Quays, South Yunderup, WA 6208

Mandurah

House For Sale

Thursday, 13 June 2024

41 Batavia Quays, South Yunderup, WA 6208

Bedrooms: 5

Bathrooms: 3

Parkings: 4

Area: 574 m2

Type: House



Nadine Bakhuizen
0895819999

From \$1,195,000

Nadine Bakhuizen from Harcourts Mandurah warmly welcomes 41 Batavia Quays South Yunderup to the market. Boasting uninterrupted views of the canal and estuary, this stunning North East facing gem welcomes you with a double-door entrance leading to the main living area, where breath-taking panoramic views of the canals, Peel Inlet and beyond await. The clever floor plan is designed to maximize these stunning vistas, creating a truly enchanting living experience. The well-appointed kitchen boasts an abundance of cupboards, bench space, quality stainless steel appliances including a dishwasher, double fridge recess, double door pantry, a breakfast bar and a serving hatch to the BBG area. The kitchen window frames stunning views, perfect for preparing a meal while enjoying the scenery. While flowing seamlessly to the open plan dining and living with French doors, high ceilings, split A/C and breath-taking views. A cosy separate theatre room with double doors, provides a great retreat for movie nights or curling up with a good book. The home includes a king-sized master suite with large WIR, own split air conditioner and an ensuite with separate toilet and single vanity. Featuring a study which can serve as a fifth bedroom, a third WC and a laundry with plenty of storage for your convenience. The three additional spacious bedrooms with built-in robes and 2 with split A/C's, are in a wing of their own providing plenty of room and privacy for the family and guests. With a central bathroom which has an interleading door with one of the minor bedrooms. Enjoy Outdoor Entertaining with two alfresco areas overlooking the terraced easy-care gardens onto the uninterrupted views of the canal and estuary. Watch black swans and dolphins glide by as you relax under the alfresco. With a private wooden jetty, enjoy direct access to the waterways allowing you to hop into your boat for a day of fishing or crabbing. Enjoy lazy days casting lines or throwing crab nets from the jetty or kayak along the canal. This is the idyllic lifestyle that awaits you. This home is also an ideal holiday retreat, low-maintenance with artificial turf and a secure, lockable front courtyard. Park your caravan on the hardstand at the front when you're not exploring the countryside. Additional features: 26 Solar panels, 5 Split A/C, Neutral decor, High ceilings, Large linen storage, Shopper's entrance, Bottled Gas, Café blind, Outside shower, 1500L Rain Water tank & Front door security screens. This modern, easy-living home features:

- 4 bedrooms, 2 baths, 3 WCs
- Office/bedroom 5
- Separate Theatre, Open Plan Living & dining area
- Chef's kitchen with stainless steel appliances
- Double garage & front hardstand for caravan
- Neutral décor & high ceilings
- 12m Canal frontage with breath-taking views
- 574sqm block
- North east facing living and entertainment area
- NBN Fiber to Curb
- 5 Split A/C Units
- 1500L rain water tank
- Private timber jetty
- Easy care gardens
- Private enclosed front garden
- Close to boat ramp
- Close to shops & tavern
- Close to school & parks
- 16.7km from the Centre of Mandurah, • 12.5km from Pinjarra and a • 10-minute drive to Forrest Highway

Located on the edge of the Peel Estuary with stunning 12m canal frontage, this home is a short boat ride to Mandurah for breakfast or a cruise up the river for lunch. Close to all facilities, services and shopping yet situated in a quiet, picturesque setting. If you've been dreaming of a home that combines practical living with an enviable lifestyle, this is it. Don't miss out on this unique opportunity to own a piece of paradise. This home is a must-see! Contact Nadine Bakhuizen from Harcourts Mandurah on 0458 345 533 today to arrange a viewing and experience the lifestyle this property has to offer. Water rates: \$1525.99 approx. PACouncil rates: \$2714.00 approx. PA 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 enquires to verify the information