

5/2 The Pass, Dawesville, WA 6211



Sold Villa

Monday, 14 August 2023

5/2 The Pass, Dawesville, WA 6211

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Villa

\$580,000

Welcome to Golfers and Fisherman's House. The owner of this villa has run a professional 5 star review Airbnb business from here with 100% occupancy with guests paying from \$250 per night up to \$350 per night with more than 6 guests. The owner said ' I comfortably accommodated 6 adults plus children (and our fluffy family members are permitted in The Links Estate too). The books and Airbnb and Booking.com websites can be transferred over to the new owner. The property can be bought fully furnished if the new owners wish to continue this successful business. This exquisite property nestled in "The Links" estate, is perfectly positioned between a world-class golf course and the stunning Indian Ocean. This luxury Tuscan-inspired three-story villa boasts three bedrooms, two and a half bathrooms, and features a captivating blend of Tuscan style architecture with modern touches with natural and neutral modern interior. The spacious entry foyer welcomes you into the home, leading you to a lounge room adorned with double doors that open to a picturesque rustic courtyard, complete with olive trees, creating a serene and inviting atmosphere. Security is paramount in this gated complex, and the property includes a private double garage with an additional rear room for storage, room to park the golf cart, and/or workbench area, and additional side recess. The master bedroom is a private retreat, complete with triple mirrored sliding robes, a balcony, a double vanity ensuite, and a luxurious bath. The guest bathroom also has a bath, and the two guest bedrooms offer ample storage space, one with a large WIR which is currently being utilised as a study extension, and the other has BIR's and a charming Juliette balcony. A feature stone staircase leads from the rear under main roof alfresco area down to the ground level, where you'll find the double garage, a pool with a cabana, a shower with a wc, and BBQ facilities. The resort-style amenities provide the perfect setting for outdoor entertainment and relaxation. The open plan living area on the first floor features soaring high ceilings, creating a sense of grandeur. It comprises a lounge room, a dining room, and a spacious kitchen equipped with stainless steel appliances, a breakfast bar, double fridge/freezer recess, overhead cupboards, built-in oven and microwave recess, gas cooktop, and a dishwasher. The arches throughout the living spaces draw the eye, adding an elegant touch to the interior design. Additional highlights of this magnificent villa include timber flooring, a reverse cycle split system air conditioning, arched feature windows, timber staircase with wrought iron balustrading, and an abundance of downlights, creating a warm and inviting atmosphere. Don't miss the opportunity to own this exceptional property, where luxurious living meets breathtaking surroundings. Experience the best of both worlds with the nearby world-class golf course and the mesmerizing Indian Ocean just a stone's throw away. Strata fees of only \$690.95 per quarter (approx.).

GROUND FLOOR Double garage with extra rear storage and extra side storage, ideal for workshop space or to park the golf cart. Internal storage foyer recess and under stair storage.

SECOND FLOOR (which is ground level from the street) Entrance foyer Lounge room with double doors leading to quaint rustic courtyard Powder room with wc Spacious laundry with lots of cupboard space Split level down to the kitchen, family and dining room Bi-fold doors to the under main roof alfresco

THIRD FLOOR 3 bedrooms (2 with balconies) 2 bathrooms Large spacious landing at the top of the stairs

To learn more about this exceptional opportunity, please contact Hayley Tubbs from Chalk Property to arrange your inspection. Nearby: 330m (approx.) to the beach. 450m (approx.) to The Cut Golf Club & restaurant facilities. 2.1km (approx.) to Port Bouvard Surf Life Saving Club. 2.1km (approx.) to Port Bouvard Recreation & Sporting Club.