

54 Richview Ramble, Wannanup, WA 6210

House For Sale

Thursday, 13 June 2024



54 Richview Ramble, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 638 m2

Type: House



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Offers Over \$949,000

Welcome to your dream home at 54 Richview Ramble, Wannanup. Nestled in a serene and sought-after coastal community, this stunning property offers the perfect blend of luxury, comfort, and breathtaking natural beauty. Enjoy contemporary architecture with high ceilings, gorgeous polished concrete floors, large windows, and an open-plan layout that floods the home with natural light. This idyllic location also offers unobstructed views to the hills and estuary.

Features and Inclusions:

- Spacious and light filled primary bedroom with gorgeous plantation shutters, walk in wardrobe and ceiling fan
- Ensuite with shower and vanity
- Separate powder room
- Bedrooms two, three and four all with built in double mirror wardrobes
- Main bathroom with bath, shower and vanity
- Separate toilet
- Large living area and home office leading onto the rear yard with reverse cycle air conditioning
- Open plan family, meals and kitchen area leading onto the balcony with glorious unobstructed views to the hills and estuary
- Functional, low maintenance and stylish kitchen boasting 900mm gas hotplates, two ovens, double sink, stone benchtops, walk in pantry, integrated rangehood, overhead cupboards, dishwasher, added bonus - the fridge is included in the sale
- Spacious and well appointed laundry with built-in double mirrored linen cupboard, overhead cupboards, generous bench space, tiled splash back and black tapware
- Downlights throughout
- Stunning below ground, 8mx 4m heated swimming pool with pool roller and blanket overlooked by a large 8x5 fly over Skillion patio
- Spacious rear and secure yard with huge reticulated lawn area
- Garden shed neatly tucked away
- Front courtyard built for privacy
- Rear access with double gates
- Large double garage with shoppers entrance
- 6.6kW Solar System with 14 panels

Property Facts:

- Spacious 230.69sqm home built in 2020
- 638sqm block
- Council Rates: approx. \$2,000 pa
- Water Rates: approx., \$800 pa

Located close to several well-appointed local parks including one featuring Village man-made beach, with BBQ's and picnic areas for the family to enjoy. It is also an easy walk to both Avalon Beach, and the local canals which is home to Mandurah's famous dolphins, plus it is only a short driving distance from the Dawesville Cut and the two local marinas for the water babies to enjoy boat ramp access to the cut, estuary and open ocean beyond. Also, close by is Falcon Bay, the Miami Shopping Centre, local restaurants, Falcon library and a huge selection of schools.

Disclaimer: Whilst every care has been taken in the preparation of the marketing for this property, accuracy cannot be guaranteed. Prospective buyers should make their own enquiries to satisfy themselves on all pertinent matters. Details herein do not constitute any representation by the Seller or the Seller's Agent and are expressly excluded from any contract.