

58 Lanyard Boulevard, Geographe, WA 6280

SaleByHomeOwner
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House For Sale

Wednesday, 25 October 2023

58 Lanyard Boulevard, Geographe, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 643 m2

Type: House



Sale By Home Owner
1300609392

Offers

The phone enquiry code for this property is - 5437 Welcome to your dream waterfront home! This exquisite, brand new bespoke two-storey residence offers a relaxed, modern resort lifestyle feel, nestled along the serene banks of a Port Geographe Canal where you have the privilege of enjoying the stunning sunrises through the Nature Reserve. With breathtaking water views from the master retreat, living, dining and kitchen, this property provides a truly unique living experience. The property sits on a modest 643m² block on the sought-after Lanyard Boulevard. With a house size of 325.25m²

Key Features:

- **Location:** Situated on the highly sought-after Port Geographe Lanyard Boulevard, this home boasts an enviable location that combines tranquillity with convenience. Enjoy easy access to the beach, parks and playgrounds, café and The Deck Bar and Bistro, relish in the peace and privacy of this exclusive community.
- **Waterfront Living:** The highlight of this property is the stunning canal-side setting paired with the backdrop of the Sabina Nature Reserve. Immerse yourself in the soothing sights and sounds of the canal, and enjoy having the option to moor your boat in your backyard.
- **Two-Storey Design:** This spacious two-storey layout offers ample room for both relaxation and entertaining. The main floor features an open-concept living area with large floor to ceiling windows that flood the space with natural light, highlighting the beautiful hardwood floors and modern finishes.
- **Gourmet Kitchen:** This modern large kitchen equipped with top-of-the-line stainless steel appliances, stone countertops, glass splashbacks and service window to the alfresco is a chef's delight, providing the perfect space for creating delicious meals whilst enjoying the water views.
- **Master Suite Retreat:** The second floor is dedicated to a luxurious master suite that encompasses a generous king bedroom with walk-in closet, en-suite with large shower, double vanity and separate toilet, a second lounge with fireplace and office nook, complete with private balcony overlooking the canal.
- **Additional Bedrooms and Bathroom:** This home offers three additional well-appointed queen bedrooms, each with its own unique charm and ample closet space. One additional main bathroom provides convenience, comfort and luxury for family and guests.
- **Alfresco:** Step outside to your private alfresco, complete with a covered patio, outdoor kitchen with BBQ, sink and fridge ideal for alfresco dining or lounging with friends and family. The landscaped yard includes putting green to the side, dedicated fire pit area with additional outdoor seating and glass fencing with steps that lead to your own private dock and water activities.
- **Garage and Storage:** The attached 2.5 car garage provides plenty of space for parking and storage, with additional room for a workshop or hobby area. Through access to backyard

Additional Features:

- Reverse Cycle Air Conditioning and Heating programmed via App and iPad
- Engineered Timber Floors
- Raised Ceilings throughout
- Timber Ceiling Fans to Living and Master Retreat Lounge
- Custom Window Treatments with remote opening function to living/dining and master bedroom
- Built-In Shelving and Storage
- Stone Feature Gas Fireplace
- Lights and Audio controlled app and/or switches
- Feature Staircase
- Large Front Door and Wide Front Hallway
- Ample Storage
- Walk In Laundry Cupboard

Don't miss out on this exceptional opportunity to own a piece of waterfront paradise. Schedule a showing today and experience the magic of canal-side living!