

# 6/2 The Pass, Dawesville, WA 6211

Mandurah

## Villa For Sale

Thursday, 14 March 2024

6/2 The Pass, Dawesville, WA 6211

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 211 m2**

**Type: Villa**



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## Offers Over \$599,000

The property currently has an existing lease in place at \$550 p/w, and it is set to conclude in the middle of November 2024. Prospective buyers or investors should take this into consideration when assessing the property's availability and planning any future use or occupancy. Furthermore, it is noteworthy that the current tenants are described as exceptional. They have resided in the property for the past two years and have consistently maintained the property to a high standard. This spacious, 2-storey, 3-bedroom villa is nestled within a gated complex, situated between a world-class golf course and the picturesque Indian Ocean. The property is larger than most homes in this complex and is located on the beach side of the prestigious "The Links" complex in Dawesville, offers a lock-up-and-go lifestyle with resort-style amenities, including a communal swimming pool, cabana, and BBQ facilities-all covered by a quarterly levy. The villa provides a perfect blend of luxury and convenience, making it an ideal residence. The ground level features a double garage with additional storage space for a golf buggy or workshop, along with a storeroom. Moving up to the first level, the expansive living and entertainment space includes an open-plan kitchen, dining, and living room that seamlessly connects to the outdoor area. Additionally, a formal lounge or theatre room is strategically positioned at the front, offering direct access to the private courtyard-the perfect entry point to the property. The well-equipped kitchen boasts ample bench space, modern appliances, a corner pantry, and recesses for a dishwasher and fridge freezer. A ground floor toilet and powder room, located centrally off the laundry room, limit access to the top level of the home. The second level hosts all the bedrooms, ensuring privacy and intimacy. The master bedroom, positioned on the eastern side, features a walk-in wardrobe, a private balcony with stunning views, and a resort-quality bathroom with a large, double-bowl vanity, shower, bath, and separate W/C. Two additional queen-sized bedrooms on this level come complete with built-in wardrobes and share access to the main bathroom, which includes a shower, bath, and separate W/C. A small nook on the second level provides an ideal space for a small home office setup, adding to the versatility of the property. With views of "The Cut" Golf Course, evening views of the Dawesville Bridge, and proximity to Pyramids Beach, this villa offers a unique and outstanding buying opportunity for those seeking a secure and luxurious lifestyle within a gated community. Other great features of this villa include:

- High ceilings throughout
- Skirting boards and decorative lighting
- Bi-fold doors from main living to alfresco area
- Huge garage with additional space for golf buggy, boat or workshop
- Store room
- Access to pool, spa and BBQ area
- Mediterranean themed complex ensuring you feel like you are on holidays all year round
- Existing Lease agreement till November 2024

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 enquiries to verify the information.