

6 Batavia Ave, Wannanup, WA 6210



House For Sale

Wednesday, 8 May 2024

6 Batavia Ave, Wannanup, WA 6210

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 827 m2

Type: House



Mark Price

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Offers over \$1.1m

What We Love Perfectly positioned in the highly desirable area of Port Bouvard is this immaculately presented home in a truly spectacular location. Being just a short stroll to the Dawesville Cut which can be accessed via a public walkway just five doors down and also having the pristine family-friendly North Facing beach of Avalon Bay, renowned for its swimming, surfing, paddle boarding, snorkelling and turquoise waters a short walk away a fantastic lifestyle is all here for you to enjoy. This grand home sits on a generous 827sqm block with an impressive street frontage of 27m, with the all-important gated side access and shed this is a rare find so close to the beach. Consisting of Five bedrooms, two bathrooms, separate office, downstairs open plan kitchen with dining and lounge area, upstairs lounge, two upstairs alfresco balconies, internal workshop area, shed, gated side access, under cover alfresco, main electric gated entrance, front and rear gardens this property is not going to disappoint. At the heart of the home via the spacious welcoming entrance is a spacious kitchen with modern appliances, built in pantry, extra wide built in fridge freezer recess and breakfast bar overlooking the well-proportioned lounge and dining area. Leading off this area and also accessed via the main entrance hallway are three large bedrooms one with double robes, one with triple robes and the third with a walk-in robe. The family bathroom with spa bath, shower and separate toilet plus an extra separate toilet are ideally located between the ground floor bedrooms. The well fitted out laundry has direct side access to a designated outside drying area. Upstairs are two more large bedrooms one with built in robes and the other with a walk-in robe. Once again, they are ideally positioned next to a second family bathroom which has a bath, shower and double vanities. Also located on the upper level is a generous sized lounge with built in bar with fridge space, sink and has direct access to the front and rear balconies. Outside leading off the lounge area is a fantastic under cover alfresco with BBQ area with a natural gas point. Furthermore, is the gated side access which leads to the powered shed with a high roller door. The front and rear gardens are perfectly manicured and fully reticulated from a bore. What To Know: Internal workshop area 5m by 2.4m with sink Split system air-conditioning Electric gates with video entry system Large double garage with extra high door Fully reticulated gardens Gas storage hot water system Multiple linen cupboards Ducted vacuum system Understairs storage 7.5m by 4.1m powered shed Shoppers entrance Security alarm Who To Talk To: To learn more about this fantastic home, arrange a viewing or for an accurate appraisal on your own property call Mark Price on 0439 979 967 Disclaimer - Every Precaution has been taken to establish the accuracy of this information but does not constitute any representation by the vendor or agent. Prospective purchasers are encouraged to carry out their own due diligence to satisfy their own enquiries. Please note all measurements, sizes and amounts are approximate.