

**6 Salmon Gums Lane, Dawesville, WA 6211**

**JW**

**Sold House**

Friday, 8 September 2023

6 Salmon Gums Lane, Dawesville, WA 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 735 m2**

**Type: House**



**DENELLE BERNHARDT**

0895680876

**\$750,000**

**What:** An outstanding family home with 4 or 5 bedrooms, 2 bathrooms and garaged parking for 2 vehicles, all on a manicured 735sqm lot  
**When:** Quality coastal living in a family orientated neighbourhood is top of the list  
**Where:** Just moments from the ocean in the peaceful beachside community of Dawesville, with parkland, schooling, and endless recreation facilities on offer. Pristine from the start, this elevated coastal abode offers premium living just moments from the beach, with both indoor and outdoor kitchens to enjoy, your backyard paradise offers the ultimate in relaxation, while inside you have four spacious bedrooms, a dedicated study or 5th bedroom, two bathrooms, and an impressive three living areas, providing the perfect residence for even the largest of families. Tucked away in a quiet street just a quick stroll to the sensational beaches, you also have quality schooling, a variety of parkland and the popular The Cut Golf Course all nearby, ensuring a wide choice of recreation options and a simply wonderful position for family life. The manicured tiered garden to the front of the home with undercover portico guide you through the grand double door entry where the tiled flooring sweeps through the living areas. The master suite can be found off the hallway, with cooling overhead fan, walk-in robe and ensuite with extended dual vanity and shower. Next to this you have your dedicated home office, or 5th bedroom, with built-in shelving in place this room would be perfectly suited as a nursery given its proximity to the master bedroom, or a quiet space away from the rest of the property for those that work from home. Moving through your multitude of living areas, you have a separate theatre room with another effective ceiling fan, and a large open plan family hub with your kitchen, dining and living area, followed by a games room with bar. The vast kitchen sits in the heart of the home, with a sweeping stone benchtop providing yet another place to sit, plus an in-built stainless-steel oven and gas cooktop, newly updated range hood and ample cabinetry including a walk-in pantry. The open plan living and family meals extends from the kitchen, with recently renewed ducted reverse cycle air conditioning that benefits the entire home, spacious 31 course ceilings and all the fittings for a warming fire should your family desire. The separate games area sits behind French doors, with a built-in bar and sliding door access to the alfresco for continuous indoor to outdoor living. And the three minor bedrooms are positioned at the rear of the property, allowing for the children or guests to enjoy their own space, with two having built-in robes, and the main fully equipped bathroom and laundry completing this area. The transition from inside to out proves just as impressive with a full outdoor kitchen with a Metters woodfired stove in pristine condition and a newly installed rangehood, plus a feature timber lined roof, and extended undercover patio with electric café blinds for year round use. The garden has been landscaped to perfection with a striking gazebo, perfect for the addition of a spa, or just another spot to sit and relax, and a mix of green lawn and paving with gardens beds overflowing with tropical plantings, plus two sheds and an enclosed side yard for storage. The home also benefits from a 6.6kW solar system with 18 panels installed only 12 months ago, a brand new iStore hot water system, with energy saving advantages, plus Swann hardwired security cameras to the rear, side and front yards on a closed circuit that includes the doorbell, and a double garage with roller door and side access that can be utilised to park the boat. And the reason why this property is your perfect fit? Because this sensational family home will feel like a holiday, every day of the week.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.