

**65 Baloo Crescent, Wannanup, WA 6210**

**Realmark**

**House For Sale**

Friday, 3 May 2024

65 Baloo Crescent, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 511 m2**

**Type: House**



Simon Wroth

0895374444

## Offers Invited

**SET DATE SALE:** All offers are to be presented by 4pm Wednesday 22nd May 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

**Price Guide:** In the vicinity of \$1Million

**What to Love** Nestled in one of Mandurah's most coveted suburbs, this contemporary masterpiece beckons you to experience the epitome of coastal living. Just a leisurely stroll away from the pristine shores of Avalon Bay, where the surf crashes rhythmically and families frolic in safe, sun-kissed waters, this location epitomizes the quintessential beachside lifestyle. As you step into this architectural marvel, prepare to be mesmerized by its stunning design. Towering ceilings soar overhead, welcoming natural light throughout the expansive interiors. Perched atop an elevation, your gaze is treated to sweeping vistas that extend from the lush greenery of the adjacent oval to the cerulean expanse of the ocean beyond. And as the day gently fades into twilight, there's no better place to unwind than on your front patio, where you can bask in the hues of a breathtaking sunset, embracing serenity and relaxation in equal measure.

**What to Know** This recently completed 4-bedroom, 2-bathroom contemporary sanctuary sprawls across a generous 511m<sup>2</sup> lot, with an impressive 224m<sup>2</sup> of internal living space. Designed to seamlessly blend indoor and outdoor living, the open-plan layout invites a sense of airiness and freedom. A colossal 41m<sup>2</sup> garage with towering ceilings offers ample space for your vehicles and more. Step into the enclosed front yard, complete with built-in seating around a cozy firepit, ideal for gathering with loved ones under the starlit sky. The heart of the home lies in the stunning chef's kitchen, adorned with island benchtops, waterfall stone counters, and European appliances. Adjacent is a scullery boasting expansive storage, ensuring a clutter-free environment. A delightful internal courtyard beckons opposite a versatile home theatre/games room, offering endless entertainment options. The master bedroom, overlooking the private courtyard, boasts an impressive ensuite with double raised vanities and stylish stone tops. Bedrooms 2, 3, and 4 offer ample space for family or guests, while the second bathroom exudes chic sophistication with its freestanding bath and stone countertops. Additional features include engineered timber flooring, reverse cycle air conditioning, and ceiling fans throughout, ensuring comfort year-round. With a low-maintenance yard featuring exposed aggregate and timber decking, relaxation takes precedence over upkeep. Whether you're a growing family, a couple seeking serenity, or holidaymakers craving coastal charm, this impressive home caters to every lifestyle aspiration.

550m (approx.) to the beach  
550m (approx.) to Village Beach & La Belle Patisserie  
1.5km (approx.) to the Cut Tavern  
2.7km (approx.) to Miami Plaza Shopping Centre  
Council rates \$2400 approx.  
Water rates \$1525 approx.

**Who to talk to** Simon Wroth | 0407 072 442 | [swroth@realmark.com.au](mailto:swroth@realmark.com.au)