

7 Roma Court, Dawesville, WA 6211

— Mandurah

Sold House

Monday, 14 August 2023

7 Roma Court, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 918 m²

Type: House

\$720,000

*** After multiple offers this property is now UNDER OFFER! Home Open Cancelled for Sunday 18th June ****Nicole Hindmarsh is proud to welcome 7 Roma Court Dawesville to the market. Situated at the end of a quiet cul de sac next to a reserve and backing onto a lifestyle bush block (which could be built on at some stage), resides this beautiful family home with heaps of parking! Secure electric gated entrance, for parking the caravan, boat and trailer, or when the kids get their license, there is plenty of room for the whole family here! Resting on a generous 918sqm block, the current owners have made the property low maintenance so that they can lock up and leave and go travelling. It is now time for them to downsize, they have loved living here! Built in 2003 by Celebration Homes this gorgeous home has soaring high 32 course ceilings, two door entry to a large theatre room/ lounge room with feature tv recess, huge master suite with double walk-in robes, private ensuite with shower, vanity, corner bath and separate W/C, 3 queen size minor bedrooms all with built in robes, and bedroom 3 with semi ensuite. Recently renovated kitchen is sure to impress with soft close drawers, 2 door pantry with pull out drawers, near new appliances with wall oven, built in microwave, gas cooktop, shoppers entry to the garage, views out to the bushland reserve, sweeping stone benchtops with waterfall edge and breakfast bar all overlooking the open plan dining and lounge areas. Spacious open plan living areas lead out to the stunning decked alfresco area with wood lined ceiling, café blinds and views to the reserve and bushland beyond. Facing East the alfresco area will accommodate entertaining all year round protected from the weather. Watch the bandicoots, possums, kangaroos and a myriad of birds from your backyard. Step out the side gate into the reserve and walk approximately 380m to the Peel Harvey Estuary, for fishing, crabbing, swimming, windsurfing, kayaking. Fully fenced backyard for the kids and pets to run around plus the front yard with secure electric gate. In the last 2-3 years the sellers have installed:- Panasonic Ducted reverse cycle air-conditioning with zones- Light switches that glow at night time (night lights)- Replaced all lights with LED lights and replaced all power points- New blinds throughout - Fronius Inverter with 6.6KW solar panels- Gutter guard (\$4,500) with a 20year warranty- CCTV cameras, to lock up and leaveAdditional features of this home include:- Trojan 7m x 8.5m powered shed, 2.8m clearance one door, 2.5m clearance on second door, mezzanine floor, room for a car hoist, heaps of storage, huge workshop- Automatic reticulation off scheme water- Security screens and doors- Gas hot water system- NBN connected- Room to park the caravan, trailer and boat behind secure gatesSituated only minutes from the newly completed Florida Beach Shopping Complex (including a new Coles), Dawesville IGA shopping centre, Florida and Melros beaches, Port Bouvard Surf Life Saving Club, Dawesville Foreshore Reserve, Port Bouvard Recreation & Sporting Club, Peel Estuary, Falcon Shopping Centre precinct, Private and Public schools, The Cut Golf Course, Port Bouvard Marina and Bouvard Winery. See for yourself why this area is highly sought after! We welcome you to one of our home opens or by private inspection by contacting Nicole Hindmarsh today 041 581 5156. 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.