

**75 Southport Boulevard, Dawesville, WA 6211**



**House For Sale**

Saturday, 25 November 2023

75 Southport Boulevard, Dawesville, WA 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 627 m2**

**Type: House**



Sam Beechey  
0895374444

## Offers From \$829,000

**SET DATE SALE:** All offers are to be presented by 4pm Thursday 7th December 2023. The seller reserves the right to accept an offer prior to the close of the set date sale.

**What to love;** Situated within an exclusive pocket of the Port Bouvard Southport precinct, surrounded by high-end properties, this unique and contemporary four-bedroom, two-bathroom family home is designed to make a lasting impression. With modern and sophisticated street appeal, featuring tasteful neutral tones throughout, the residence offers a distinctive charm. The home boasts an enormous open-plan living and dining area flooded with natural light, accentuated by a high vaulted cathedral ceiling. The impressive kitchen provides ample room for culinary pursuits, offering bountiful storage space, double sinks, a stylish stainless steel oven, stovetop, and range hood. Noteworthy are the charming views of the outside courtyard that add to the appeal. The master bedroom is simply massive, embodying the perfect storage solution with a walk-in robe hidden behind sliding feature doors. The neutral decor extends into the ensuite bathroom, which includes a substantial bathtub – perfect for unwinding after a long day. Three generously sized minor bedrooms, each equipped with built-in robes in warm subtle tones, complement the living spaces. The second bathroom features a sizable bath, shower, and basin, with plenty of storage underneath. Moving outside, a neatly landscaped backyard awaits, including a high-ceiling paved undercover patio area, low-maintenance gardens, and views of the 5th fairway of the internationally renowned golf course, "The Cut." Beyond the confines of the property, take advantage of nearby cycle paths for peaceful family bike rides along scenic routes between Pyramids Beach and Florida Beach. Alternatively, a short 200m stroll leads to the inviting soft sands of Pyramids Beach and the Port Bouvard Surf Life Saving Club. Across the road, carefully manicured parks adjoin the tranquil Southport Canals, offering a serene environment. This light and bright family residence presents endless lifestyle options, inviting you to explore and enjoy the surrounding amenities and natural beauty of the Port Bouvard Southport precinct.

**What to know;** Exclusive location in a high-end pocket of Port Bouvard Southport, surrounded by prestigious properties. Contemporary design with unique four-bed, two-bath home with sophisticated street appeal and neutral designs. Open-plan space flooded with natural light, featuring a high vaulted cathedral ceiling. Well-equipped kitchen with ample storage, double sinks, stainless steel appliances, and courtyard views. Massive Master bedroom retreat with a hidden walk-in robe, ensuite with a substantial bathtub. Well-appointed minor bedrooms, three generously sized, each with built-in robes in warm tones. Landscaped backyard, High-ceiling patio, low-maintenance gardens, views of the 5th fairway of "The Cut" golf course. Access to cycle paths, a short stroll to Pyramids Beach, Surf Life Saving Club, and parks along the Southport Canals. Offers endless possibilities for comfortable family living. Council rates \$2300 approx. Water rates \$1525 approx.

**Who to talk to;** Sam Beechey | 0419 774 204 | [sbeechey@realmark.com.au](mailto:sbeechey@realmark.com.au)