

86 Alexis Circle, Wannanup, WA 6210

CENTURY 21

Sold House

Friday, 15 March 2024

86 Alexis Circle, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 552 m²

Type: House



Jon KennyLevick
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\$840,000

Welcome to the first class location of Alexis Circle, a collection of fabulous elevated homes overlooking Avalon Point, nestled between the pristine Port Bouvard Canals and glorious Avalon Beach. A coastal paradise! And 86 Alexis Circle perfectly compliments the beauty that surrounds it. Entering the front courtyard through wrought iron gates brings you into a well established garden with manicured lawn and shady nooks that the birdlife abounds in. The home has an appealing portico with a double wooden door entry. Access to the garage to the right and an ideal sized office to the left branches from the unique hallway. The front, formal lounge is open plan with a large window displaying a charming water feature set within an atrium constructed along the right hand side of the home. The Master Bedroom is also at the front of the home and enjoys ample natural light from the two windows that look out to the front courtyard, it boasts a modern ensuite, walk-in wardrobe and plush carpets throughout. The modern kitchen, all pristine whites and stainless steel, is equipped with a large cooktop with gas hobs, a Bosch wall oven, a walk-in pantry, soft close cabinetry and overlooks a stone breakfast benchtop with views to the side courtyard and patio. The beautifully tiled, undercover patio is where entertaining is easy, being north facing it is sundrenched all year round, boasts a clad ceiling with downlights and a modern fan for those warm balmy nights. The unobtrusive glass wall at the end ensures protection from any southerly winds and provides easy access to the rear of the property that houses a little plant nursery and garden shed. All gardens and lawns are fully reticulated, allowing easy care for all the surrounding greenery. The entire living area is open-plan with kitchen, dining & family room the hub and branching off to the TV/Games room, which has a built-in bar and access to the patio with glass sliding doors and the generous hallway to the 3 minor bedrooms all with BIRs, plush carpets and plenty of natural light, a neat-as-a-pin bathroom with neutral decor, a separate WC and a laundry with bench space and plenty of storage. Positioned on a rare corner block, a mere 200 meters from the pristine Avalon beachfront, and less than 50m to the Canals, 86 Alexis Circle offers more than just proximity to the water. It has easy access to a meticulously landscaped park area that extends all the way from the ocean to the picturesque canals. This prestigious location in Port Bouvard is renowned for its blend of beachside charm and canal-side luxury - a haven for those who seek the best of both worlds. Avalon Point offers a natural coastal rugged beauty with its limestone outcrops and elevated dune foreshore transitioning to a perfect reef system producing world class waves that break north and wrap around into Avalon Bay, which with its north facing orientation offers tranquil safe shallow waters, perfect for families swimming on the inside of the reef. Add to this, in the immediate vicinity is the unique patisserie, La Belle Cafe, Celebrations; a liquor & convenience store, The Cut Tavern, Falcon Primary school and a lengthy coastal foot & cycle path that leads to more beautiful beaches, cafes and coastal wonders. If you're looking for a large, north facing, sundrenched, tranquil home that has it all, a coastal lifestyle and a truly beautiful community then 86 Alexis Circle is for you! This property won't last long in this market and in this location, book a private viewing with Jon Kenny-Levick now! Features to note:- Ducted reverse cycle air-conditioning throughout entire home- Extra split system in Master Bedroom- New window dressings and carpets in living area and games room- Luxurious carpets throughout- Double garage with workbench nook & shoppers entrance- Fully reticulated lawns and gardens- Established shady & ornamental trees, fertile olive trees & courtyard gardens- Workshop with access to front and side courtyards- Garden shed at rear- Atrium with water feature

Shire Rates - \$2,500.00 (approx.) per year
Water Rates - \$1,5236.00 (approx.) per year

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