

860 Estuary Road, Bouvard, WA 6211



Sold House

Monday, 4 September 2023

860 Estuary Road, Bouvard, WA 6211

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 9995 m2

Type: House



Theo Alexandrou
0895114700

Contact agent

Privately tucked away amongst the trees, you would never guess that perched upon the hill, on Estuary Road, is this remarkable residence, surrounded by nature and filling you with a feeling of serenity. The gated driveway invites you into the 2.5 (approx) acre parcel of land, where you will first notice that the exterior of the home gives a country, character feel while the driveway allows unrestricted access to the powered workshops, it is also here that you will notice the space that is on offer for parking multiple vehicles plus the boat and caravan. This is something that is a must when looking to purchase a home offering this rural lifestyle. Upon entering the home, the full-length windows and bright open space are an indication of the thought that has gone into the construction and positioning of the property upon the block. You will instantly be drawn to the open plan living, dining and kitchen which has been cleverly placed in the heart of the home to maximise the elevated views over the trees and across to the estuary. The spacious and well-appointed kitchen consists of ample bench space and cabinetry, built in pantry, a double sink and a brand new 900mm stainless steel freestanding oven and stove. The large master suite is privately tucked away to the right of the entryway and offers a walk-in robe and an ensuite bathroom complete with a new vanity holding ample storage. Further into the home, a separate wing holds two guest bedrooms, all of which are generous in size and offer shared use of the second bathroom which is comprised of a shower with glass screens, bath, and like the ensuite, a new vanity with ample storage for ultimate convenience. Outside is where the amazing lifestyle comes to life. The expansive outdoor entertaining area opens to a decked viewing area that holds front-row seats to the views through the trees and beyond to the estuary. Bore reticulated lawns surround the property, while an abundance of established native trees and plants are located within the gardens. In addition, the two large powered workshops of approximately 6.5m x 10m and 8m x 13m are easily accessed for added storage or for a great space to tinker and create. With an abundance of additional features on offer, including ducted evaporative air conditioning, freshly painted and with new carpet throughout, as well as the large rainwater tank, there's nothing left to do but simply bring your things and move in. Only one property back from the estuary and surrounded by many walk and cycle tracks, 1.7km to the Park Ridge Boat Ramp, close to both Tims Thicket Beach and White Hills Beach, Dawesville Shopping Centre is just 6.5km away and Mandurah CBD 21km away and 15 minute drive to the entry of the Forrest Highway allowing easy access to our great Southern corridor all while offering a truly incredible lifestyle. Homes such as this rarely present themselves, to arrange your private inspection, call Selling Director Theo Alexandrou on 0468 765 205 today.