

# 9 Bobtail Bend, Wannanup, WA 6210

— Mandurah

## Sold House

Saturday, 16 September 2023

9 Bobtail Bend, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 459 m<sup>2</sup>

Type: House

**\$600,000**

Welcome to 9 Bobtail Bend an excellent 4-bedroom, 2-bathroom home with 2-car garage, private grassed backyard with tropical gardens, nestled on a quiet, leafy road in stunning Wannanup. This modern property, built in 2017 by Content Living Homes, boasts a range of impressive features. Approx. ten minutes' walk from beautiful Avalon Foreshore. Wannanup is easily one of the most sought-after suburbs in the Peel region, with sparkling canals, beautiful swimming beaches, surf breaks and parks galore, this ideal property will not last long. The modern open plan kitchen boasts expansive stone bench tops with an island bench, breakfast bar, an excellent spacious scullery with stone bench tops, modern tiling, gas cooking, and stainless-steel appliances providing a touch of elegance. The spacious open plan living area opens to a private alfresco perfect for entertaining guests and a grassed and fenced private backyard with established tropical gardens. The spacious master bedroom has a brilliant walk-in robe, cosy carpet, a stylish ensuite with stone benchtops, shower, and quality stainless steel fixtures. All minor bedrooms are spacious, with cosy carpet and their own family bathroom also with stone benchtops, bath and a shower. There is a separate carpeted theatre/family room perfect for family movie night. Experience the comfort of zoned reverse cycle air conditioning in every room, for all year-round comfort. The lockup internal garage with a shopper's entrance provides secure parking for your vehicles and convenient storage space. This 2017 Content Living exceptional modern home combines all the conveniences for comfortable living. Features Include: • Quality 2017 built 4 x 2 x 2 brick home in sought after location. • Double internal garage with internal access • Stone benchtops throughout the home • Private alfresco with liquid limestone paving • Private fully fenced backyard with tropical gardens • Zoned reverse cycle air conditioning throughout. • Gas connected. • Gas hot water • Low maintenance • Modern kitchen with stone island benchtop, gas cooking • Fantastic scullery with stone bench tops. • Modern bathrooms • Stainless steel appliances • Close to Falcon Primary School • Close to Avalon Foreshore • Ideal Lock and Leave Don't miss the opportunity to secure an excellent family home in the right location. Call Kashan Vincent 0408 202 575 for further details. 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.