

98 Murray Waters Boulevard, South Yunderup, WA 6208

Mandurah

House For Sale

Wednesday, 3 April 2024

98 Murray Waters Boulevard, South Yunderup, WA 6208

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 721 m²

Type: House



Angela Strong
0895819999

Offers Over \$1,129,000

Angela Strong is thrilled to present this stunning residence to market. Come along to explore this impressive In-vogue Built home with so many quality features. Nestled on the widest canals in peaceful South Yunderup with its own generous 2-sided private jetty. Watch the dolphins swim by as you relax outside with a glass of wine. You will feel like you are always on holiday! Simple low maintenance front gardens with artificial turf and double brick paved driveway leaves plenty of room to park the boat or van and there is extra brick paved parking on the front verge. Gated side 'walk through' access for convenience and a spacious double lock up garage with automated door as well as a walk through access to rear of the property. This rendered brick home invites you in through wide double door entry. Immaculate porcelain tiles greet you through an extra wide entry area with high ceilings. Quality carved internal doors throughout to all rooms. You can see no expense has been spared. The front wing of the home hosts the 3 minor bedrooms. All very spacious (queen size) with plantation shutters, ceiling fans, neutral decor and carpets and full length mirrored built-in robes. The main bathroom is also to this wing and has its own separate toilet, deep bath, shower recess with glass screening and separate vanity basin area. Further into the hallway is a large formal lounge room, generous size with recessed ceiling, quality carpet and stunning columns to entry and full length stylish black curtains and pelmet for easily making private. Next door is an equally large theatre room, complete with closing doors, ceiling fan, reverse cycle split system air conditioner and plush soft carpets. Very inviting to sit back with popcorn and entertain 'movie nights'. The central hub of the home consists of a beautiful dining, kitchen and family room area. The porcelain tiles carry through this area. A cosy wood fire to keep you toasty warm in winter. There is a Daikin refrigerated, zoned reverse cycle air conditioning system throughout the home. A dream chef's kitchen with plenty of bench space, plumbed in double fridge recess, double stainless steel sink, breakfast bar, dishwasher, gas hot plates, rangehood, bulkhead ceiling, double electric oven, microwave recess and a very big generous walk-in pantry. Tucked behind the kitchen (well designed) is a lovely big laundry complete with a 3 door built-in linen closet, ceramic wash trough, ample bench space and yet another 3rd separate toilet. A massive family room with neutral decor, ceiling fan and quality blinds leads out to the spacious rear alfresco area that is totally enclosed from the weather and complete with roller shutters, ceiling fans, floor tiling and a closed off section from the master bedroom that can be used as a sun room off the master retreat. Speaking of the master bedroom - WOW! This room is king sized with lovely neutral tones, a ceiling fan, a reverse cycle split system air conditioner, quality blinds and a massive ensuite bathroom that has a spa bath, 4 heat fan / light, shower with glass screening, double vanity and separate toilet. There is also a large walk-in robe with plenty of room for extra storage. Your back yard looks over the beautiful canal and jetty space. Brick paving and artificial lawn surrounds this space with glass balustrading for uninterrupted views of the stunning canal. Versatile home with the easy lock and leave option for a holiday home, or the quality finishes for a full-time live-in residence. All you need to do is decide whether to do lunch at Jetty's Bar and Grill, The Sandy Cove or the "Ravo", and then of course decide whether to go by boat or car!

INTERNAL FEATURES:

- Quality plus throughout
- 4 bed, 2 bath, 3 toilets
- Lounge, theatre and family rooms - all very spacious
- Zoned refrigerated reverse cycle Daikin air-conditioning plus 2 split systems
- Dream kitchen

EXTERNAL FEATURES:

- Solar hot water system
- Uninterrupted canal views
- Private jetty (2 sided), plus a floating pontoon included with sale
- Huge enclosed alfresco area with tinted windows
- Solar panel system to roof -20+ panels
- Extra outdoor shower for convenience

Call Angela Strong from Harcourts Mandurah on 0413 968 012 to make an appointment to view this stunning residence. 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.