

1 Channel View, Dawesville, WA 6211



House For Sale

Friday, 19 January 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 709 m2

Type: House



Tony Dos Santos
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Best Offer Over \$849,000

- Best offer over \$849,000- 4x2x2- 709m² corner elevated block- 283m² internal floor area- 317m² building area - Built 2020

This 709m² North/West Facing elevated lot is situated directly across from the famous Cut Golf Course In Southport and boasts distant views of the Indian Ocean and a gorgeous twilight skyline. Located on the ocean & golf course side of Dawesville, and with the added bonus of being a corner block, this elevated home has great street appeal, garden size, entertainment area and a welcoming open floor plan. The double door entrance leads you into an extra wide entrance foyer where you are greeted by carpeted cinema room just to the right. High ceilings are a feature throughout, and the living and dining area is sumptuous in size and covered with hybrid wooden flooring. There is a separate snooker/games room or potential study/home office. The master is located away from the teenage bedrooms, and features hybrid floor, a wall to wall BIC with mirror doors, double basin and double length shower and separate toilet. The 3 teenager bedrooms are located on a separate wing from the master and features an activity/web zone/ games room, conveniently positioned in between the 3 bedrooms. The garden is very spacious, and has multiple areas for teenagers to be entertained. The widening rear boundary offers plenty of room for a future pool. What to love:- Only 4 years young- Excellent lay out/flowing floor plan and wide passages.- Master kitchen with stone tops and plenty of seating area around the 4m centre island Artusi Electric Oven, Fisher & Paykel double door dishwasher- Great alfresco zone for entertaining , and great view of the superb twilight- Abundance linen BIC (two sets of double mirror door linen BIC)- Big butler's pantry with plenty of floating shelves- Cinema room/5th bedroom option- Big yard with space for a future pool- Fully reticulated garden/garden beds- Reverse cycle air conditioning.- Rheem hot water

The area: Surrounded by parks, footpaths and recreation facilities, all professionally maintained in this close knit community. The area is popular for its world class Golf Course, canals, beaches, estuary and lifestyle, all of which are within easy walking distance. Fishing, boating, surfing and swimming are all possible along with schools, shopping centres and cafes. And being only walking distance to the popular Pyramids Beach, Dawesville Cut and Cut Tavern. The life style that comes along with this location is enviable. Launch your family boat from Dawesville boat ramp that is only minutes away. Enjoy the best of both worlds: that which the ocean has to offer and the calmness of the estuary on the other hand.

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