

11 Nyari Court, Halls Head, WA, 6210

Mandurah

House For Sale

Saturday, 17 August 2024

11 Nyari Court, Halls Head, WA, 6210

Bedrooms: 6

Bathrooms: 4

Parkings: 9

Type: House

Magnificent Point Position Luxury Canal Residence

This commanding waterfront residence is twice the size of a normal canal home with uninterrupted panoramic estuary views and is truly one of a kind!! Architecturally designed to ensure every water view was maximized to create the ultimate, private piece of paradise. If glorious light filled spaces with spectacular water views are important to you then this magnificent residence needs to be experienced in person. It has gorgeous feature natural stone both inside and out with stunning solid Blackbutt timber flooring to main living areas, stone benchtops throughout and extensive glass elevate this home to whole new level.

This home has impeccable presentation and the seller's impressive flair as an interior designer has created a spectacular environment.

Nearly every room in the home has stunning estuary views where dolphins, pelicans or wildlife are sighted daily from this prime position.

Spanning over three split levels, with a choice of 6 bedrooms plus office, 4 bathrooms plus a powder room, 3 lounge areas plus a theatre and two alfresco's this home provides so many options and opportunities for the lucky buyer.

With remote controlled garaging for 5 cars plus 4 more in behind your security gate, parking will never be a problem. The garaging has high roller doors making parking of boats or caravans possible and both the triple garage and double garages have access to the canal.

Security is assured with cameras, back to base alarm along with security mesh doors to most areas.

With a huge 999sqm corner block and a canal frontage of 61m and 2 jetties, the East one being 9m long and the South one being 19m long, you will be able to park the largest of boats at your doorstep so owning a boat and other watercraft has never been easier. Access straight out to the estuary is only 1 minute away.

It is an entertainers' dream with two large North/East facing alfresco areas, the upper level with a gorgeous, heated spa situated in a secluded and protected pocket.

The kitchen is the heart of the home and takes in the incredible estuary views with bifold windows that blend the inside to the outdoor North/East facing alfresco area. The kitchen is very well appointed and comes complete with Smeg 900mm electric oven and warmer, induction cooktop plus gas hotplate, rangehood, 2 x utility cupboards, plenty of overhead cupboards and soft closing draws, breakfast bar, stone bench tops, double fridge recess with plumbing, integrated dishwasher and much more.

The dining and living room have feature natural stone walls and the most amazing views all the way up and down the canal and out to the estuary as far as the eye can see. There are sliding doors to the North/East facing alfresco area and also balcony areas to take in the views.

The canal level has a fully self-contained apartment which will make a fabulous place for guests or extended family to stay. It has a queen sized bedroom with ensuite that has a large shower, single vanity and WC. This bedroom also has direct access to its own canal side alfresco area. There is also a living area with full estuary views and a kitchenette. Access to this area can be via the internal staircase or via the side of the home.

The extensive King size master suite is on the top floor and takes in gorgeous views of the estuary. It has a luxury ensuite with double vanities, large double showers, spa bath and separate WC. There is a balcony off the master to take in the sunrises or have a morning coffee. There is also huge his and her WIR's that are fully fitted out with double hangers, draws and cupboards.

The mid level comprises of 3 queen size bedrooms all with WIR's and a bathroom with separate WC plus a lounge room perfect for relaxing or taking in some TV on this level.

There is also another guest bedroom with ensuite and magnificent estuary views situated on the entry level.

A large office with built in cabinetry which has access from inside the home or directly from the canal is located on the lower level.

There is a separate theatre room for movie nights which also has gorgeous estuary and canal views and has sliding door access to a balcony.

Walk in linen cupboards plus a broom cupboard dispersed around the home.

Very low maintenance home with exposed aggregate, composite decking, fully tiled alfresco & canal areas.

Full security alarm system monitored with cameras

Solar system 20 panel 5.2kw

C-Bus system and NBN

3 x Reverse cycle ducted A/C plus 2 x split systems to the studio/conservatory

3 x Gas Instantaneous HWS

Ducted vacuum

Built in fully tiled heated spa with salt water chlorinator

Spa bath to master bedroom

Store room/cellar on canal level

Large undercroft for kayaks etc

Fully reticulated gardens

Shadow line cornice ceilings throughout

Motorised blinds to family and dining

Motorised block out curtains in the master bedroom

Plus, too many features to list so viewing is a must.

This residence is only a short 3 minute boat ride into Mandurah's Foreshore to go out for lunch or dinner or 5 minutes out to the ocean for a spot of fishing. Incredible homes with this huge waterfront lifestyle are very rare so call me today to organise a private viewing of this extremely impressive home.

Call exclusive Agent Alison Hobbs on 0416 134 623.

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