

13 Houtman Lane, Wannanup, WA, 6210



Sold House

Saturday, 17 August 2024

13 Houtman Lane, Wannanup, WA, 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Tony Dos Santos
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Waterfront Island Lifestyle

- Best offer over \$949,000
- 4x2x2
- 297m2 total building area
- 26m2 shallow storage area under canal front decking
- Strata \$351 p/q
- Built 2013
- Lot size 257m2
- Canal mooring for 7.5m boat

Tony Dos Santos is proud to present this luxurious home in a private gated community in Eastport Island, offering a dream waterfront lifestyle. Bonus feature to look forward to is that front gate & visitor parking zone will be revamped and landscaped (in progress) and will look very welcoming soon.

This East facing 2013 modern built Residential Attitudes home with quality fixtures, fittings and a fantastic floor plan offers seamless indoor-outdoor living on the canal.

The property layout, even though located on a smallish block, has been smartly thought out, taking into account the most important attributes you need for a low maintenance lifestyle on the water. This two level home would suit a family, executive couple, luxury holiday home or can become just a fabulous opportunity to enter the waterside property market. Being an extremely low maintenance, this stunning home is an ideal lock up and leave so you can travel knowing your home is safe, secure with minimal upkeep.

As you enter the front door enclave you find directly to your left a minor bedroom, which is complete with double door robes. This room could also be utilised as a study/home office or even a gym.

The modern kitchen is located in the heart of the home, and overlooks the dining and lounge room, and embraces those serene water views. It is complete with integrated microwave and rangehood, stainless steel electric oven and gas stove, glass splashback, appliance cupboard, free style stone waterfall benches, pendant lights and an abundant of storage. The laundry too is a fabulous size with amazing storage and access out to a drying area. A separate w/c and powder room is in close proximity.

Indoor & outdoor entertaining is made convenient with the lounge and dining areas opening out to the decked entertaining alfresco, complete with Trex composite decking, which is low maintenance and long lasting without rot, sealing, painting, fading and termite free. Bonus add on is that this space is finished off with cafe privacy blinds, which are only a year old, perfect for all year round entertaining and wind & sun protection. There is also a built in BBQ kitchen with sink, power and storage room enabling you to store your outdoor fridge.

A great feature of this canal home is that it has a 26 m2 shallow storage area located under the decking, allowing you to store kayaks, boat gear ,plus other non-essentials. This area has its own door and blends well with the boat canal mooring.

Upstairs we have the spacious & deluxe master bedroom, with east facing water views, double walk in robes and a cosy compact study nook. The master is further enhanced with access to a very large private balcony to enjoy your morning coffee whilst looking at the gorgeous sun rises and glistening canal. There is even access out to the balcony via the ensuite and main bedroom. The luxurious main bathroom is neutral in design, and has floor to ceiling tiles, double basins, heated towel rail, large shower with rainwater and hand-held shower heads.

A further two bedrooms, both with double mirror robes, share a central bathroom, and open out to a private balcony.

Central to the bedrooms is a separate lounge or parents retreat to relax, plus a kitchenette attached with bar fridge

recess, sink and storage cupboard so that you can make your morning coffee without going downstairs.

Property attributes:

- 2013 built Residential Attitudes Home
- Front gate entrance to undergo new landscaping
- Four fabulous bedrooms
- Two quality bathrooms
- Laundry chute from Master bedroom
- Modern kitchen with all the extras
- Ducted reverse cycle zoned air-conditioning
- Lush wool carpets
- Pull down café blinds for privacy and early sunrise enjoyment
- Composite decking
- Merbau solid timber floors
- Built in outdoor kitchen with gas point & basin
- Massive storage under the house for your kayaks & boat gear
- Boat mooring for 7.5m boat
- Garage has extra depth for jet ski or motorbike
- 6 month old hot water system
- Security Alarm

Floor Areas:

- Ground floor: 166.17m²
- 1st floor: 130.87m²
- Total: 297.04m²

Enjoy the enviable lifestyle of hopping into your canoe or boat right at your doorstep to explore the Wannanup Estuary. You will love what this property offers with boating, crabbing, fishing, kayaking all at your canal front. Located close by is the Dawesville Marina, Cafe Coast restaurant, The Cut Golf Course, Miami Shopping Plaza, Schools, Avalon Bay, public bus transport and so much more!

Blending quality finishes, classic contemporary styling and built to the uppermost standards this will appeal to those with a taste for sophisticated living.

Don't miss out on this exclusive lifestyle on offer, call Tony on 0466550512