

13A Veneto Lane, Mandurah, WA 6210

Mandurah

House For Sale

Thursday, 21 March 2024

13A Veneto Lane, Mandurah, WA 6210

Bedrooms: 4

Bathrooms: 5

Parkings: 2

Area: 140 m2

Type: House



Alison Hobbs

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Best Offer Over \$1,549,000

This bespoke residence really needs to be seen to appreciate the unique design that has made the most of every water view from all levels. There are NO STRATA FEES to worry about and the home encompasses 4 large bedrooms, 5 bathrooms and multiple living areas so it will suit a multitude of family situations or make an amazing Airbnb. Nestled in the highly sought after area of South Harbour in Dolphin Quays where you can walk to a variety of restaurants, bars and entertainment and enjoy this idyllic waterside location. There are dolphins swimming past most days and you will love the breathtaking views which provide serene surroundings. This home truly encapsulates Mandurah canal living with the opportunity to have your boat on your doorstep and simply step on and out to the ocean for a spot of fishing or canal cruising. The neutral décor, high quality fixtures and fittings, extensive light flooding through the expanses of glass doors and windows and plentiful breezes throughout provides a luxurious ambiance.

Ground Floor Features: Portico Entry and 2 car tandem remote controlled garage with shoppers entry. Large living area with meals and luxury kitchen which all take in gorgeous water views. The kitchen comes complete with large stone benchtops with breakfast bar, 900 gas hotplate, 900 electric oven, double plumbed fridge recess, canopy rangehood, Bosch dishwasher, scullery with power and TV and internet access and much more. The living area has stacker doors out to the balcony which has direct private access down to your mooring area. The mooring area is 5.470m wide and has mooring poles for ease of securing your vessel. Powder room and shower.

First Floor Features: You will find a stunning games room on this level that comes complete with granite topped bar area with plenty of cupboards and access to a balcony so many nights will be enjoyed on this level with family and friends. There is a 5 speaker system, projector and screen that can remain with the property. A large laundry with stone benchtops, large drying court and double door linen cupboard for storage. Bedroom 2 is on this level which has a BIR and its own ensuite with shower, vanity and separate powder room. There is a lovely private balcony off this bedroom.

Second Floor Features: The master suite is on this level and again takes in the stunning water views. It has a luxury hotel style ensuite with spa bath that can also take in the water views while you are relaxing. It has double vanities, stone benchtops, large shower and separate WC. There is also a 3rd bedroom/office on this level on the west side that has its own balcony and a bathroom right next door. This bathroom has a single vanity, shower and WC.

Third Floor Features: This level has another large bedroom with balcony access and BIR that could easily be a second master as it also has its own ensuite with single vanity, shower and WC. The views from this level are breathtaking. There is also another separate 6th balcony area to the west side on this top level which is like a rooftop bar as it has an outside sink and benchtop and plenty of room for table and chairs and takes in gorgeous sunsets. It also a good spot for some private sunbaking. My sellers tell me many a good night has started in this cosy location and a "Tour De Balcony" can be a fun thing to do with friends!

Additional Features: R/C ducted A/c to all levels. Video Intercom with access on every level, NBN, insulated with batts Gas bayonets in the living area and all balconies. 3 x instant HWS's TV and internet access to all levels. Valet ducted vacuum with sweeper system Day and night blinds throughout Expansive 322sqm of living and 429sqm in total Direct canal access with no public accessway. Easy access to the ocean with no bridges in between. So, with a total of 4 bedrooms, 5 bathrooms, 5 WC's, large living areas and games room, 6 balconies, and a water mooring there is nothing that compares to this unique property. It is located only 1 hour from Perth and has every conceivable amenity very close. The stunning beach is also only a few minutes' walk away. Come and have a look through at this Sunday's first home open at 10am and make this remarkable property your own. Call exclusive agent Alison Hobbs on 0416 134 623 for more information. 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.