

**18 Wattle Close, Bouvard, WA 6211**



**House For Sale**

Wednesday, 19 June 2024

**18 Wattle Close, Bouvard, WA 6211**

**Bathrooms: 2**

**Parkings: 8**

**Area: 900 m2**

**Type: House**



Jill Duffy

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## Offers Above \$749000

DUFFY REAL ESTATE is excited to present this opportunity to secure a massive block with a large impressive family home in a prime location. Sitting on a 900sqm corner block, this modern family home has it all. Built in 2016 by Home Group WA and featuring 4 large bedrooms, 2 bathrooms, family and dining. This home also features an activity room, study, theatre room, games room, butler's pantry and more. The four large bedrooms and theatre room are carpeted; the rest of the home still has concrete floors, leaving a blank canvas for you to add your own personal style. The entrance sets the tone of this home with a beautiful travertine wall. Featuring Plantation shutters and top quality fittings, stone bench tops, dishwasher and a walk in pantry. Ensuite has double sinks, double shower and bathroom has stand-alone bath. This wonderful home will impress you. Located in Bouvard with stunning views of the Peel Estuary and the Darling Ranges, this home has access to both Wattle Close and Park Ridge Drive. Boasting an outdoor alfresco patio, with enough room for your dream shed. This location is only 20 minutes from the centre of Mandurah, but far away to feel the country charm. Feature benefits- \*Launch your boat for crabbing at the Park Ridge boat ramp only 500 metres. \*Only 500 metres to enjoy crabbing and kayaking. \*Walk to the family friendly country style Lazy Crab for dinner and music. \*Just a short drive to Dawesville for shopping and schools. \*Close to beaches and Tims Thicket Beach \*Just a short drive to wineries and breweries If its peace and tranquilly you desire, nestled between the sea and estuary but still close to City of Mandurah, this large fabulous home is for you The opportunity to acquire this property wont last long, call exclusive agent Jill Duffy toady on 0406 290 935 \*The description provided is for general information purposes only. DUFFY REAL ESTATE believes that this information is correct but it does not warrant or guarantee the accuracy of the information. Buyers are asked to undertake independent due diligence investigations and enquiries regarding the property, as DUFFY REAL ESTATE can accept no responsibility for any information that may be deemed incorrect.