

21 Europa Place, Dudley Park, WA, 6210

Mandurah

House For Sale

Saturday, 31 August 2024

21 Europa Place, Dudley Park, WA, 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Nicole Hindmarsh
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Modern Mandurah Canal Waterfront Home

Nicole Hindmarsh is proud to welcome 21 Europa Place Dudley Park to the market. This individually designed 2 storey home resting in the highly sought-after Islands Estate Mandurah, is one of the finest properties available in the estate today. This home must be on your list to view this weekend!

*** First Home Open Sunday 1st September 2024 @ 12pm - 12.30pm ***

Built by Award Winning local builder Cachet Homes, with arguably one of the best canal aspects, with views down the canal to the wetlands, a substantial 12.5m of canal waterfront, this residence offers EVERYTHING from 3 bedrooms, 2 high-end bathrooms plus a separate powder room, ducted reverse cycle air-conditioning throughout, a home theatre, 2 lounge areas, impressive water views from the main living areas, a stunning gourmet kitchen with stainless steel appliances all overlooking the glistening water of the canal below.

With a generous 2m wide x 6m (approx.) long composite jetty, park your boat at your back door and enjoy direct entry to the main Peel Harvey Estuary channel for access to the centre of Mandurah, the Indian Ocean for cray fishing or travel down the Murray River for lunch at the Ravenswood or South Yunderup hotels. Exceptional location with no height restrictions for your boat here! With a wider platform on the jetty this allows you to fish and crab off the jetty with ease.

This calibre of modern waterfront homes are simply few and far between. The level and detail of finishes are second to none. Walk in, enjoy this exclusive family residence for the lifestyle that Mandurah and our gorgeous waterways have to offer! Why build when all the hard work has been done for you to relax and enjoy this magnificent residence.

Front Elevation and Street Façade:

- Ample parking oversized car garaging with workshop/ storeroom
- Automatic sectional roller door through access to the rear
- Gorgeous portico entry with high ceilings

Ground Floor Features and Design:

- Commanding canal views panning across and down the canal opposite
- Gorgeous dining overlooking the alfresco and waterways
- Beautifully designed Gourmet kitchen taking in views of the living areas inside and outside
- 4m island bench allowing for bar stools, plus an additional centre island bench all with gorgeous stone benchtops
- 900mm gas cooktop with 900mm oven, dishwasher, large fridge space
- An abundance of striking soft close drawers, overhead cupboards, tall pantry cupboards, you will find an exceptional amount of storage in this kitchen!
- Huge laundry with built in linen cupboards, hamper drawer
- Separate powder room
- Spacious Family room seamlessly opening to the outside beautiful alfresco and water's edge

Outside Entertaining to Waters Edge:

- Glass sliding door from living and dining open outside to an entertainer's paradise
- Gorgeous water's edge alfresco taking in canal and views down the canal
- Fantastic finishes including poured aggregate, white shutters, built in BBQ kitchen, custom day blinds, pinned glass balustrading
- Private 6m composite jetty with space to park the dinghy and jet skis on the inside
- Water available to wash the boat

Second Wing to Ground Floor:

- Separate Theatre room
- Under-stair storage
- 2nd and 3rd Queen Size bedrooms, highly finished bathroom with hobless shower and separate powder room
- Internal entrance to the huge oversized garaging with extra height for parking the 4WD, separate workshop/ storeroom
- Access from the garage to water's edge

Upper Floor Design and Features:

- second lounge room, parents retreat
- Beyond the double doors to the master is a stunning retreat with gorgeous canal views straight down the canal to the Creery Wetlands
- private balcony with glass balustrade
- Through to the King master bedroom suite a huge walk in custom fitted robe

Additional Features include:

- 494 sqm block including water envelope
- NBN connected
- Batts insulation in the ceiling

Over the last 12 months, Mandurah's waterways have attracted some of WA's most reputable business people and respected families to secure the high-end homes that have been presented to the market to live in this magnificent environment.

This in itself, is a sign that the time to buy is now!

Contact the Area Specialist Nicole Hindmarsh today 041 581 5156.

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