

**23 Batavia Avenue, Wannanup, WA 6210**



**House For Sale**

Sunday, 23 June 2024

23 Batavia Avenue, Wannanup, WA 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 825 m2**

**Type: House**



Tony Dos Santos  
0895865555

## - Best Offer Over \$1,075,000

- Best offer over \$1,075,000- 825m2 lot- 250m2 internal floor area- 4x2x2- Built 2007Welcome to 23 Batavia Avenue Wannanup, a Summit Homes beachside residence featuring stunning travertine landscapes & immaculately manicured front & back gardens that will impress the most discerning of buyers.Effortlessly exhibiting opulence and elegance one needs only to tour this outstanding residence once in order to discover & appreciate the magnificence of the gardens & water features , as well as the elegance & sophistication this home displays.The rear of the home is where one finds the intense pulse of the home. The open plan living and dining areas are artistically embellished by the cathedral high ceilings, and sublimely overlook the stunning rear garden.As soon as one walks up the few steps into the spacious living & dining area, one is blown away by the stylish decorated and ultra-high remote operated stone waterfall. There is even place to incorporate a pool, which would create another impressive backdrop whilst relaxing under the majestic gabled outdoor patio, surrounding by developed & manicured trees. Entertaining will be an absolute pleasure here and there's plenty of room for the kids to play.The interior of this home offers impeccable Sydney Blackbutt timber flooring, stylish window treatments, unique feature walls, & top-quality finishes, a truly spectacular combination that will impress. A separate theatre room with stone wall opens to the travertine floored side garden court. This exclusive space has special window tint for extra privacy.The incredible kitchen is fitted with European appliances, which includes new double Electrolux ovens, a double side fridge that will remain, and an AEG dishwasher. This kitchen is beautifully adorned by matt finish cabinetry, granite bench tops, hideaway utility cupboards with roller drawers and overlooks the stone breakfast bench, living areas & rear gardens, creating a perfect blend of style and functionality.Located at the front of this easy-living, single level floor plan home is a large master bedroom, featuring a floor to ceiling tiled massive ensuite which is stylishly decorated with Egyptian marble benchtop and corner spa, huge walk-in wardrobe, and sliding glass doors leading to a very private outdoor water featured garden court.Three minor bedrooms - one of which is so expansive that it could also be perfect for a home office boasts a scenic central configured picture window. The three bedrooms are serviced by a floor to ceiling tiled family bathroom with stone benchtop, floor to ceiling tiling, extra-large shower & deep spa bath.Property Attributes:- Stunning manicured gardens and outdoor walkways, steps & patio areas covered with travertine paving,-Ample linen storage and extra cabinetry in laundry-Separate powder room-Ducted reverse cycle air-con-Tinted UV protection windows.-New garage floor- Intercom entry on front gate, lockable gates-Amazing outdoor water features-Fully reticulated gardens with individual systems for each area.-Garden shed subtly screened off away from the living & dining area-6.6KW solar panel-Easy 850m walk to Avalon Beach-400m to Village Beach-600m to La Belle Patisserie-3.6km to Miami Plaza Shopping CentreTalk to Tony on 0466550512 to arrange private viewing before first home open7