

**238 Estuary Rd, Dawesville, WA, 6211**



**Sold House**

Saturday, 17 August 2024

238 Estuary Rd, Dawesville, WA, 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



Gareth Doust

0895351822

## Stunning Estuary Front Position

With a phenomenal North-East facing aspect overlooking the Peel-Harvey estuary, this 2003 built two story home is set on a large 936m<sup>2</sup> corner block, is wonderfully maintained, and enjoys possibly the best view available anywhere along Estuary Road.

The large open plan family, meals & kitchen area is the heart of the home, with a panoramic outlook and high spec finishes everywhere you look. The gourmet kitchen features granite benchtops, modern appliances, a walk-in pantry, and plenty of cupboard space. Separate to the main living area is a well-sized theatre/games room, which adds great practicality to the home's design, and upstairs you'll find another living space that may also become a home office or parents retreat, depending on your individual needs.

With a view like this, you're not going to be short on outdoor entertaining options either. On the ground floor you'll step outside to a lovely decked alfresco area that overlooks a private yard and of course that uninterrupted North-East vista. On the upstairs level you'll find a large balcony, plus part of the balcony has been enclosed to create added versatility.

All the bedrooms are of a generous size but the primary bedroom suite, located upstairs, is a particular highlight. Positioned to ensure that you'll wake up to stunning water views, the primary bedroom also includes a large walk-in robe and a luxury ensuite complete with floor to ceiling tiles, granite countertop and spa bath.

Secure parking for two vehicles is available with the oversized double garage and to the rear of the property is a large 9m x 6m powered shed which would be ideal for somewhere to park a caravan or a boat. There is an abundance of storage spaces both internal and external, plus the home is complete with ducted reverse cycle air conditioning, gas heating, reticulation off a bore and a large solar system for reduced power bills.

It's a real estate cliché, but this magnificent position and home must truly be seen to be appreciated. For further information, or to book a viewing, please contact Gareth Doust on 0431 253 263.