

# 25 Sandpiper Island Retreat, Wannanup, WA, 6210



## Sold House

Saturday, 17 August 2024

25 Sandpiper Island Retreat, Wannanup, WA, 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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## A Grandiose 500m2 North Facing Tuscany Styled Masterpiece In The Ever Popular Eastport Canals

- Offer above \$2,250,000
- Gas heated Pool
- Massive terraces
- Very rare North Facing release
- 509m2 building area
- 386m2 floor area
- 604m2 block
- 2 Master suites facing canal, 2 Kitchens , 2 terraces, 2 outdoor showers, 3 BBQ stations
- Bespoke front entrance & Italian villa type landscaping
- Built 2007

Live the Tuscany dream on your very own water envelope , just one Lot away from the Estuary.

Much thought was taken in designing this intricate palatial home, be it in the overall landscaping, or the delicate placement of features that complement not only the floor layout but also the functionality of the indoor and outdoor spaces especially.

This aesthetically appealing home in East Port is ideally suited for outdoor & indoor entertaining, boasting massive terraces upstairs & downstairs, with breathtaking views overlooking the Estuary from all three levels.

There is a touch of master class build and feel about this home, be it with its high ceilings and double walls, or the sumptuous layout offering three welcoming levels of outdoor entertainment options, namely:

Upstairs featuring fixed BBQ station with seating area, Downstairs boasting pizza oven with BBQ/outdoor kitchen, overlooking pool & Estuary, with an outdoor shower located in close proximity. The canal level further has its very own BBQ corner with gas point, plus indoor shower discreetly located in the massive 3m high store with bonus shelving for kayaks and boating gear.

There is a very private theatre/library room with coffered ceiling that is strategically located at the entrance of the home. From here the entrance foyer opens into the grandiose living & dining area that has a typical mediterranean bar incorporated into this huge open plan space.

A larger than life living area upstairs offers comfort to the three bedrooms located on this level. , and there is a further study nook/web space in-between bedroom 1 &2.

With a kitchen on each level, one can literally host two families with complete privacy , or have friends visit with private accommodation, or even spoil the teenagers with their own living and sleeping floor.

On an ideal 604 square metre VERY SCARCE North facing canal block is this master crafted 509sqm (386sqm floor area),.

What to love:

- Four very large bedrooms with robes,
- 2 Master ensuites facing canal, and duplicated in size and layout on both levels, so this home can never age as you can sleep comfortably up or downstairs into your retirement years.
- 3 bathrooms with feature mosaic tiling.
- 3 powder rooms
- There is abundant storage space, be it under the staircase, or numerous linen BIC.
- 2 kitchens (1 on each floor)
- American Oak cupboards

- Separate lounge/home theatre with built in American Oak wall units and cupboards that can also act as library or home office
- Gas heated below ground pool with water feature.
- Ducted reverse cycle air conditioning
- Large wooden jetty to accommodate 9m boat
- Canal level store features a 3m high aluminium shutter doored under croft type powered storage, shower, 2x refrigerators and gas BBQ station.
- Massive double garage with high ceilings, storage, shoppers entry and auto door.
- Double of almost everything such as kitchens, master ensuites, BBQ's, terraces, outside showers, gas hot water systems

Bring your boat, jet skis, fishing gear, crab pots, kayaks and paddle boards and enjoy Wannanup's waterways lifestyle. Your family and friends will love to visit you here all the time. Situated just 2min drive to the famous Avalon beach & only a jog to the Marina, this location in East Port is growing in demand & popularity, be it as a holiday home or permanent retreat.

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