

**27 Balladonia Parade, Dawesville, WA, 6211**

**CENTURY 21**

**Sold House**

Saturday, 17 August 2024

27 Balladonia Parade, Dawesville, WA, 6211

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Immaculate Home with Side Access @ Florida Beach

Perfectly positioned in the highly sought after area of Florida Beach Dawesville and within a short walk to the Coles shopping centre, local schools, parks and the crystal blue waters of Florida beach comes this immaculately presented near home located at 27 Balladonia Parade, Dawesville.

The homes sleek and stylish modern façade welcomes you to this lovely home. Stepping inside you will be impressed from start to finish. Consisting of 4 generous bedrooms, two bathrooms, separate theatre and an open plan kitchen, dining and living that flows out seamlessly to the alfresco area and a good sized back yard with room for a shed or pool if required.

These are just some of the features you will love when you call this property home.

A deluxe master bedroom suite boasts a huge walk-in wardrobe and resort quality ensuite that includes double vanities, double shower, separate toilet and quality fittings including stone benchtops.

A large passageway takes you through the home from the oversized feature front door and passes the shoppers entry off the double lock up garage and then past the home cinema room before finding yourself in the heart of the home being the expansive open plan kitchen, dining and living room that is truly the heart of the home and will impress even the most discerning buyer.

The additional minor bedrooms are located in their very own wing of the home. Each are queen sized and fitted with floor to ceiling built in wardrobes, carpeted floors, quality window treatments and fully air conditioned. The main bathroom includes a deep bath, shower, vanity and fixed mirror whilst the laundry room comes with a good-sized linen cupboard and separate W/C.

What you will love about this home is the fact you have double gates providing side access for the boat caravan or trailer with enough space for hard stand parking and an alfresco area located under the main roof overlooking the rear yard that allowing the kids to play or pets to run with enough room for a future pool or larger shed.

Key property features include:

- Quality 4 bedroom, 2 bathroom home
- Sensational open plan kitchen, dining and living – kitchen fitted with stone bench tops, quality fixtures and fittings including 900mm stainless steel appliances, stone bench tops, fridge, freezer and dishwasher recess and a fully equipped scullery and walk in pantry.
- Theatre room
- Ducted R/C A/C
- Quality window treatments, floor coverings and neutral tones throughout
- Double lock up garage with shoppers entry
- Reticulated lawns and gardens
- Double gates allowing side access
- Ultra-low care ensuring a lock and leave lifestyle can be enjoyed

Locational benefits include:

- 500m to the beach
- 520m to the Coles shopping Centre
- 900m to St Damien's & Ocean Road Primary Schools
- 2.2km To The Peel Estuary & Public Boat ramp
- 3.2km to The Cut Golf Course
- 4.1Km to Port Bouvard Shopping Centre
- 5Km to Port Bouvard Marina

Impressive from start to finish the home is the epitome of style and sophistication and will allow you to enjoy all the benefits on offer that comes by living in this beautiful beach side destination that is Florida Beach / Dawesville. To arrange your private viewing please call Team Stanley Martin from Century 21 Mandurah TODAY!!

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