

**32 San Marco Quays, Halls Head, WA 6210**



**House For Sale**

Tuesday, 4 June 2024

32 San Marco Quays, Halls Head, WA 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Tony Dos Santos  
0895865555

## Best Offer Over \$799,000

- Best offer over \$799,000- 4x3x2- 508m2 block- 253 internal floor area- Built 1999 This craftsman built, 4 bedroom, 3 bathroom home built with concrete construction blocks is located in a fabulous & quiet cul de sac, surrounded by canal homes and situated directly opposite a playground green space. Just a short walk to King's Carnival and the Mandurah Foreshore, and easy access to shop facilities & Doctors room and chemist across the road. This home boasts double garage plus another single carport for a boat or caravan, and multiple living areas. As one enters the double door entrance with security door one is welcome by a sizeable reception area. There is an amazing amount of storage, and a fantastic upstairs retreat complete with balcony. The first of the living areas is located just off the entrance passage. This sunken private lounge lounge room has a feature mantel piece, as well as French glass doors that let the natural light flood in. A nearby split a/c is located at the start of the passage. The kitchen & dining area with vaulted ceiling is where the heart of the home is. This double volume area with split A/C features two double doors that provides access to the adjacent all season covered patio area enclosed on the one side. The kitchen is well appointed, with double door pantry, and a further sizable butler's pantry in the laundry section. The kitchen features dual oven, dishwasher, 4 plate gas top( hot plate not functioning) , fridge zone. Downstairs hosts 3 bedrooms, with the spacious master bedroom overlooking the park area. Complete with ensuite comprising double basin, shower & separate toilet. There is wall to wall BIC, and a split A/C neatly located inside the central BIC. The other two bedrooms are privately located on the west wing, and have a semi- ensuite bathroom, with shower, bath, double vanity, and separate toilet. A linen BIC is located in this passage. The staircase leading to the upstairs spacious retreat /4th bedroom has a handrail installed, and is carpeted. This area currently functions as a snooker games room and study, but could also be a fabulous parents or teenagers retreat. This room features BIC, loft storage, a split A/C and direct access to a balcony. There is also a central bathroom with shower, basin & separate toilet, plus bonus loft storage access from both the study nook. A picture window looks down from the study into the open volume kitchen. The gardens are all established and low maintenance, and provide a lovely backdrop for entertaining family and friends in. A water filtration system provides clear water throughout the home, and is located in a shed on the west side of the property. The location is so central to the best of Mandurah's restaurants, cafes and boutique shops. Stroll to the estuary or the foreshore and soak in all the best that Mandurah has to offer and make the move to call Mandurah and this lovely property home. For more information on this fabulous property, phone Tony on 0466550512.