

**36 Australis Cir, Wannanup, WA, 6210**

**House For Sale**

Friday, 30 August 2024

36 Australis Cir, Wannanup, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **FANTASTIC FAMILY HOME CLOSE TO THE BEACH WITH SHED, SIDE ACCESS, SOLAR, SWIMMING POOL**

Rick Uren welcomes 36 Australis Circle to the market.

This outstanding family home is located within walking distance to Avalon Beach. Great for swimming, surfing and fishing.

The home is of exceptional size, quality, presentation and appeal - your search ends here!

Stunning presentation with distinctive appeal, this home has been meticulously maintained by the owners.

The front entrance hall flows through to a massive kitchen, dining and living areas. This light and bright space, overlooks a spectacular outdoor entertaining area with sparkling swimming pool.

The gourmet kitchen is in the heart of the home with large benchtops, modern stainless-steel appliances, including two ovens, gas cooktop, rangehood, recess for a double fridge, space for a wine bar, dishwasher, pantry, overhead cupboards.

The Master bedroom located at the back of the home offers walk in robe & an extra-large ensuite with spa bath, shower and separate w/c.

The second bathroom is spacious with a large shower, bath and double built in vanities.

Minor bedrooms are well sized and perfect for a family or friends to stay.

There is a home theatre for the whole family to sit back and relax to watch movies!

There is also a separate study area/office or use as a 5th bedroom.

The great external entertaining area is complete with a stunning swimming pool and spacious fully enclosed alfresco dining under the main roof, giving you plenty of space to entertain your guests all year round. This outdoor entertainment area is the perfect place to host parties & social gatherings!

Features included: a separate hard stand for a boat or caravan, side access leading to a spacious 9 x 7 powered workshop at the rear, four split system air conditioners, 16 solar panels help to save your electricity bill, large double garage with extra storage, front security door, polished concrete in the main living area, outdoor sunblinds for your privacy and protection, most tranquil location and set on a large 899 sqm<sup>2</sup> block.

Conveniently located in the premium suburb of Wannanup within walking distance to Avalon Bay, Cafes, Restaurants, Tavern, Dawesville Cut.

Viewing this house is a must, it has so much to offer it will sell fast so don't miss out.

Please call Rick Uren on 0414 779 834 to arrange your inspection TODAY.

Disclaimer:

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