

# 41 Channel View, Dawesville, WA 6211



## House For Sale

Friday, 19 January 2024

41 Channel View, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Ian Watson

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## Offers Over \$750,000

Welcome to your new home in Dawesville, WA 6211! This spacious 4-bedroom, 2-bathroom house offers the perfect blend of comfort and convenience. The large open plan family, dining, and kitchen areas, along with a scullery and theatre room, provide ample space for entertaining and everyday living. Each bedroom boasts generous dimensions, and the King Size Master bedroom features an extra large walk-in robe and dressing room plus generously sized Ensuite. All minor bedrooms have built in robes. With remote control electric blinds and an alfresco area, this home is equipped for modern living. Enjoy the coastal lifestyle with the beach and estuary nearby, and you'll love the potential to create your own outdoor oasis with room for a pool. Plus, with reverse cycle ducted air conditioning, you can stay comfortable in every season. Don't miss the opportunity to make this established property your own!

**Indoor Features:-** Quality Stainless Appliances- Soft Close Draws and Cupboards- Large Walk in robe to Master- Built-in Wardrobes in minor bedrooms- Dimmers to lights in Theatre and Master Bedroom- Ensuite- Environmentally friendly Water Saving Toilet- Security System- Broadband / NBN- Bamboo Flooring throughout except wet areas- Abundant Storage- Reverse Cycle Ducted Air Conditioning

**Outdoor Features:-** Alfresco Area- Securely Fenced Backyard- Side Access potential parking for boat/caravan. This spacious 4-bedroom house in Dawesville, WA 6211, is perfect for families looking for a comfortable and cozy home, upsizers seeking a property with ample space to accommodate their needs, and investors eyeing a promising opportunity in a sought-after location. With its prime location and versatile layout, this property offers endless possibilities for a variety of buyers.

**The Area-** Approx 1km from the beautiful Pyramids Beach, perfect for a relaxing day by the ocean- Approx 3km from The Cut Golf Course, ideal for golf enthusiasts looking for a stunning course to play on- Approx 4km from Shopping Centres, convenient for all your shopping needs- Approx 3km from the Dawesville Foreshore, a great spot for picnics and enjoying the picturesque views- Approx 3km to Dawesville boat ramp- Approx 13km from the stunning Creery Wetlands Nature Reserve, offering peaceful walks and birdwatching opportunities- Walking distance to Tavern, Restaurants and Cafes

Nestled in the serene neighborhood of Dawesville, this charming house offers a perfect blend of comfort and convenience. With its spacious layout and modern amenities, this property provides an ideal setting for creating lasting memories. From leisurely strolls along the nearby beaches to exploring the vibrant local community, Dawesville presents an opportunity for a fulfilling lifestyle. Don't miss out on the chance to call this beautiful place your home. Contact Ian Watson 0428 887 599 LJ Hooker Mandurah now and discover the endless possibilities that await you in this remarkable coastal locale.

**DISCLAIMER:** This description and photos has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included, LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy.