

44 Batavia Avenue, Wannanup, WA 6210



House For Sale

Wednesday, 3 July 2024

44 Batavia Avenue, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 565 m2

Type: House



Chandra S

OFFERS FROM \$1.5M

In the heart of lovely Mandurah canal district , living a dream becomes a reality. Superbly positioned on the pristine canal, and surrounded by fabulous homes ,this spacious home showcases the splendour of Canal side living , unique to this region Set on a 565sqm block with direct access from the rear terrace to the canal and your very own boat Penn the elevated 4 Bed 3 bath plus a study a separate powder room, and under croft storage, this magnificent home presents a rare opportunity to live a holiday life style every day.Key Features 4 spacious Bedrooms perfect for accommodating family and guests alike. Master Bedroom with exquisite Canal Views and large bathroom with bath tub and spacious WIR Guest bedroom with ensuite that opens up to the upstairs lounge and sitting area and balcony with canal views Bedroom 3 and 4 on the lower level with a common ensuite and a separate powder room Study or Home office Ground floor Living area and Dinning area with fabulous views Well-appointed Gourmet Kitchen with Alfresco and Balconies on both levels Private Jetty with direct access to the tranquil waters of the Port Canals Spacious Garage with additional storage area Under croft storage area to keep the fishing gear and water sport gear Fully fenced with automatic gates Reverse cycle air conditioning throughout.As you enter through the extra-large foyer , you'll walk past the discreetly set minor bedrooms and powder room with a glimpse of the canal view that entices you to move forward in the living area , Pause and take in the full canal view and soak in the sense of being on luxury holiday .A fully equipped kitchen that overlooks the living area and canal enables you to cook up a delicious meal for family and friends that can be served in the dining area or the fully enclosed Alfresco.Step out into the balcony or the Alfresco and head down to the Private Jetty , where you can launch your boat or just spend hours fishing and watching the dolphins swimming by.Head up the stairs to the upper level and be greeted by an enormous sitting area that seamlessly flows into the elevated balcony, for another viewing spot.A perfect spot with its elevated vantage point to relax , soak in the view whilst enjoying a glass of wine with cheese.Retreat to the Master bedroom or the Guest bedroom located on the upper level for a rest or a soak in the bath tub. This well-built home ,superbly maintained is a must see to appreciate. Enjoy being on holiday every day, in 44 Batavia Avenue. Wannanup. Call Chandra S for a private viewing on 0410027563.