46 Aztec Island Retreat, Halls Head, WA 6210
House For Sale

Thursday, 21 December 2023

46 Aztec Island Retreat, Halls Head, WA 6210

Bedrooms: 4   **Bathrooms: 4**   **Area: 1118 m2**   **Type: House**

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Offers By 5pm 31/01/2024 (Unless Sold Prior)

Iconic 4 bedroom plus study 4 bathroom tri level residence on 1118sqm north facing block in highly sought after Port Mandurah; boasting 67 metre frontage to 3 canals and commanding superb water views from almost every window in the house. With sumptuous living spaces; master chef kitchen; and fabulous pool deck with 11m heated infinity lap pool and spa. Two ensuite bedrooms on the upper level include a luxurious master suite with Hollywood style granite ensuite and divine walk-in robe. Two large bedrooms on the main floor share an ensuite. With plenty of room for your launch aside the 12m floating dock plus boat lifter; kayak hoist and weighted ramp. If you are approaching by boat you'll best appreciate the dramatic canal side facade which showcases the scope and quality of this outstanding residence including multiple level alfresco living zones; timer lined outdoor ceilings and eaves; imposing stone steps that sweep upwards from the canal to the main living level; and the superb infinity edged pool.Premier features of the property include:-⬚Impressive double storey entry foyer that flows into the superb main living spaces that boast beautiful canal views on three sides.-⬚Living areas feature wall to wall glazing that literally drinks in the views of the waterways across the infinity pool which creates a stunning visual effect -⬚Flows seamlessly to the alfresco entertaining area with built in BBQ and pool deck where the luxury continues with a fabulous 11m x 3.8m heated infinity lap pool and spa-⬚Gourmet kitchen is the hub of this living and entertaining space with stunning granite benches and breakfast bar; glass splashback; plethora of storage options; suite of top quality Fisher & Paykel and Miele appliances-⬚Two ensuite bedrooms upstairs with a retreat lounge between that accesses the upper balcony. The luxurious master suite features a Hollywood style granite ensuite with dual vanities; make up desk; floor to ceiling tiles with stunning feature inserts; and oversize shower stall. A divine walk-in robe is equally Hollywood-like and features a wall safe. The second suite also boasts a large marble clad ensuite with picture perfect views; dressing room and accesses the upper balcony. -⬚Two large bedrooms on the entry level share an ensuite with dual vanities set in beautiful marble bench; frameless shower screen; floor to ceiling tiles and large dressing room adjacent-⬚A suite of two rooms also on the entry level would make the perfect home office; consulting room; yoga studio or could be converted to a two room granny flat. -⬚Fabulous games room on lower level with large bar; adjacent gym; bathroom and access to the dock / jetty-⬚With Cbus smart home wiring, Security system with alarm, ducted vacuum and air-conditioning systems, 5kw 3 phase solar and moreThere's plenty of room for your launch aside the 12m floating dock and additional space on the inside of the dock to tie up another vessel. Children and / or older folks will appreciate the weighted ramp for easier ingress; and additional features include a boat lifter; kayak hoist; power & water to the dock; live catch tank and hot & cold shower.Perfectly positioned on a north and east oriented corner its just a 5 minute drive from Mandurah's foreshore and cafes, restaurants and beaches; and less than an hour from Perth airport. Jump aboard your boat and meander through the stunning canals, or cruise into Mandurah Marina for a delicious breakfast or dinner.For a more comprehensive brochure, floor plans or to arrange a private inspection please contact Eloise Jennings on 0418 933 130, Andrew Hopkins on 0499 332 490, or Ken Jennings 0400 591 052.*Disclaimer: Any distances referenced have been calculated via Google Maps, and are provided as a guide only.