

50 Dorney Esplanade, Champion Lakes, WA 6111



House For Sale

Monday, 8 July 2024

50 Dorney Esplanade, Champion Lakes, WA 6111

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 321 m2

Type: House



Mike Dunsmore
0894959999

Offers from \$749,000

This is, without a doubt, one of the best homes on the market anywhere in Champion Lakes. Set right on the water front in Champion Lakes this home is just metres from the world-class rowing facility and has a magnificent northerly view of the lake. Two stories are on offer here in this beautifully built home. DOWNSTAIRS (110m² living downstairs + garage 53m²) The living areas are superb, and the kitchen area is at the heart of it all. It overlooks the family and meals areas and it has been really well designed, creating the perfect configuration for practical family living. This living and kitchen area opens out to the front alfresco where you can dine or just enjoy the unique views and peace and tranquility of the lake. Huge Garage (53m²) accessed from Lanier's lane at the rear Kitchen/Dining/Living area with wood floors Large Study (Maybe 4th bedroom in need) with direct access to alfresco area as well Separate Family room - maybe a theater Large rear patio/entertaining area Front alfresco deck overlooking lake UPSTAIRS (another 81 m² living + Balconies 34m²) 3 large bedrooms, 2 bathrooms (one is ensuite to main Bedroom) Main Bedroom has walk-in robe with built in double robes to other 2 bedrooms. Views of the lake whilst lying in bed Additional family room/parents retreat Balconies both front and rear (front balcony looking down the lake) Balcony access is via all 4 upstairs rooms which is sensational The house is fantastic and really provides a unique arrangement that allows multi-generational living or just superb space for a very fortunate family. The upstairs balcony and downstairs alfresco area have magnificent views of the lake and both areas are a fantastic place to start the day or retire and watch the sunset late in the evening. With its seamless linkage to the main living area the alfresco area is a superb place to entertain and it really allows for that indoor/outdoor lifestyle that allows you to enjoy Champion Lakes lifestyle to the fullest. This home is in what must be described as one of the best positions in the whole estate not only with the views but it allows for easy access to the lake. The lifestyle on offer here is absolutely outstanding, recreationally and practically. SUMMARY (THE FACTS) 3 Bedrooms + study (4th bedroom) Two bathrooms + 3 toilets Two storey living 2 x family rooms, maybe one could be a home theatre room Big living spaces Nearly 200m² internal living Views to die for Balconies and alfresco entertaining areas Reverse Cycle Air Conditioning - wall mounted The Best Location Going! Huge double garage Suit owner occupiers or the investors Current market rent is around \$750 per week Shire rates \$2600 pa Water rates \$1200 pa Contact Mike Dunsmore 0413 754 110 Inspection by appointment only