

# 6 Monarch Place, Wannanup, WA 6210



## Sold House

Friday, 29 March 2024

6 Monarch Place, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 754 m2

Type: House



Jo-Ann Yandle  
0895340003

## Contact agent

Cul-De-Sac location – Spacious Family Home Jo-Ann Yandle would like to welcome you to 6 Monarch Place Wannanup. Fabulous location on the estuary side of Wannanup. Homes liked this are being snapped up. This 4 bedroom 2 bathroom brick and colorbond home has been well maintained and is situated at the end of a cul-de-sac on a great size 754 sqm block, so convenient to everything. Walking distance to the estuary for crabbing, boat ramp close by, Miami Shopping Centre, Restaurants, Dawesville Channel and beaches all within a short drive. FEATURES OF THIS PROPERTY INCLUDE: 4 Bedrooms 2 bathrooms 2 wcs Large Open plan living area. Spacious kitchen with plenty of bench space and cabinetry. Walk in pantry, wall oven, microwave recess, gas hot plates, dishwasher and large recess for fridge/freezer. Separate lounge/ dining area situated at the front of the home. Meals, family room with wood fire and games room with split reverse cycle air conditioning. Spacious Master bedroom with walk in robe, split reverse cycle air conditioner, ensuite bathroom with shower, corner spa and separate wc. 3 minor bedrooms are all of a good size with built in robes. Main bathroom with shower, bath and vanity. Laundry with linen press and extra space for fridge or storage. Ducted evaporative air conditioning throughout the home. Insulation Gas instantaneous hot water unit. Shoppers entry from the double garage. Large outdoor entertaining area with gabled patio. Shed for the handy person – approximately 6m x 5m – powered, plus wood shed. Solar panels, rain water tank. Led light fittings, security cameras. Reticulated gardens, fruit trees. Shire Rates: \$2120.00 Water Rates: \$2086.00 754 sqm block Home built in 2000. This immaculate home has it all, quiet cul-de-sac, convenient to all amenities, enjoy a casual walk along the estuary, go kite surfing, boating, fishing crabbing, swimming, surfing or for the sporting enthusiast The Cut Golf Course and Port Bouvard Sporting and Recreation Club for tennis, lawn bowls, croquet is all with a few minutes to drive to. For inspections please contact Jo-Ann Yandle on 0418 944 754