

**67 Erins Isle, Dudley Park, WA, 6210**

— Mandurah

**Sold House**

Saturday, 17 August 2024

67 Erins Isle, Dudley Park, WA, 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**

**Sold by HARCOURTS Mandurah - Clare Seamer**

Indulge in the essence of sophistication and elegance as you step into magnificent canal property, showcasing exceptional quality and craftsmanship at every turn. Perfectly designed for those who appreciate luxury living this home offers an ideal haven for a large family who loves to entertain by the water. This residence is truly expansive, boasting an abundance of space ready for your enjoyment. Throughout my extensive career in real estate, I have yet to encounter a property of such remarkable size, unparalleled quality and attention to detail.

Upon entering you'll be greeted by an impressive grand entry hallway, offering captivating views stretching all the way down to the serene waters. Begin your journey through this remarkable residence with a cosy home theatre room, perfect for enjoying your favourite movies in peace. Adjacent lies a versatile space ideal for an activity room, nursery, library or private study, complete with plantation shutters and ample storage. For visiting guests, a generously proportioned bedroom awaits, boasting its own ensuite adorned with floor-to-ceiling tiles, shower with double shower heads, vanity and w/c. Nearby a convenient powder room and additional sink ensures ensure the utmost comfort for your guests.

Get ready to be amazed by the focal point of the house, an expansive and contemporary kitchen crafted to spark creativity and culinary passion. The kitchen seamlessly blends style and functionality and boasts 900mm gas stove and electric oven, ample storage, rangehood, stone benches, glass splashback and feature pendant lights - it's a chef's dream come true. A nearby scullery complete with dishwasher, fabulous pantry, sink and bench space keeps your kitchen clutter free and pristine. A dedicated laundry room with generous storage and even a linen chute from upstairs ensures effortless housekeeping. The kitchen seamlessly transitions into the expansive family and dining areas, setting the stage for unforgettable gatherings.

Venture outdoors to discover the ultimate entertainment oasis, an alfresco area designed for luxurious living. With its own fully equipped kitchen, including a quality free standing Smeg oven/stove, rangehood and bar fridges, entertaining becomes effortless against the backdrop of the picturesque canal views.

Step into the inviting outdoor alfresco space that offers picturesque views of the canals leading out to the serene wetlands. This delightful area is thoughtfully designed with the inclusion of cafe blinds, ensuring a cosy and versatile environment suitable for year-round enjoyment. For water enthusiasts a floating jetty beckons, providing easy access to explore the tranquil waters of the estuary. After a day of adventure rinse off in your private very own private outdoor bathroom equipped with shower, vanity, w/c and floor to ceiling tiles - a true masterpiece of design and functionality. Ascending the beautiful stair case, retreat to the serene lounge room opening out to a private balcony, perfect for unwinding at the end of a long day. The opulent master suite is enormous in design and opens out to the balcony to enjoy those stunning morning water views. A lavish ensuite is attached featuring double basins, hobless shower, vanity, floor to ceiling tiles and separate w/c. You'll be amazed by the dressing area designed to showcase your clothing and accessories. Additionally, this space includes a convenient laundry chute, eliminating the hassle of carrying your laundry downstairs.

Two additional super king bedrooms are on this level and boast excellent walk-in robes, one bedroom even has the bonus of opening out to a balcony. Central another stunning bathroom with bath, shower, vanity, floor to ceiling tiles and separate w/c and powder room close by. There is an additional home office upstairs which would be the ideal nurse close to the master bedroom, this room has endless possibilities and also opens out to the shared balcony.

The extras don't stop there, this property is complete with an extra-high double garage to accommodate your large fwd's. There is a combined powered workshop located in the garage, a perfect spot for DIY projects and additional storage. Enhancing both privacy and convenience, a front electric gate stands guard at the entrance of the property, complemented by generous parking space for guests or extra vehicles. There is also a convenient side access bay designed to accommodate your caravan, camper trailer or any other toys you may own.

Extras include:

- 794m<sup>2</sup> lot
- West facing
- Views out to the wetlands
- 2 home offices
- Theatre room
- Four enormous bedrooms

- ☑Four quality bathrooms
- ☑Ceiling fans throughout
- ☑Laundry with laundry chute
- ☑Stunning kitchen plus scullery
- ☑3 x r/c a/c
- ☑Ample storage in the home
- ☑2 x instantaneous gas hot water systems
- ☑External alfresco with cafe blinds
- ☑Internal alfresco with built in kitchen
- ☑Two balconies
- ☑5kw solar panels
- ☑Security alarm
- ☑Boat / caravan parking
- ☑Extra height remote garage
- ☑Storage room and combined workshop in garage
- ☑Electric front gate
- ☑Water filter system offering filtered water in the home
- ☑Smart wiring throughout the home
- ☑Floating jetty

Immerse yourself in the tranquil allure of waterfront living, where every day brings new adventures along the serene Peel Harvey Estuary channel. This exceptional residence offers more than just a home, it presents a gateway to a lifestyle filled with exploration and relaxation. Embrace the rare opportunity to claim ownership of this remarkable dwelling, where luxury and natural beauty harmonize to create an unparalleled living experience.

Seize the opportunity to claim this extraordinary home nestled by the tranquil waterside, embracing a lifestyle that embodies serenity and luxury.

This remarkable residence could be yours very soon with its unparalleled blend of comfort, elegance and waterfront living.

Call Clare Seamer's Team today for more information 0478 691 304.

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