

**828 Southern Estuary Road, Lake Clifton, WA 6215**

**CENTURY 21**

**House For Sale**

Friday, 1 March 2024

828 Southern Estuary Road, Lake Clifton, WA 6215

**Bedrooms: 5**

**Bathrooms: 5**

**Parkings: 10**

**Area: 1 m2**

**Type: House**



Dane Stanley  
0895813399



Sandy Martin  
0427089000

## CLOSING DATE SALE

"" Register now for our next group viewing."" Nestled on approximately 4.5 acres of picturesque land in Lake Clifton, this luxury family home offers an unparalleled living experience. With a design inspired by Cape Cod mansions, this north-facing residence boasts 562m<sup>2</sup> of living space and 915m<sup>2</sup> under roof, providing ample room for comfortable living and entertaining. As you step through the double glazed front doors, you are greeted by a grand foyer that sets the tone for the rest of the home. The ground floor features a multifunctional 10m x 8m living room with a moveable wall, allowing for flexible use of the space. Whether you envision a home business, formal lounge, or children's activity room, the possibilities are endless. The heart of the home is the expansive gourmet kitchen, scullery, and dining area, which are adorned with top-quality appliances and ample storage. The kitchen features not one, not two, but three ovens, a 5-burner cooktop, and a wine cellar, making it a chef's dream. The dining area offers plenty of space for hosting large gatherings, while the scullery provides additional storage and preparation space. The ground floor also includes a substantial family bathroom, a spacious theatre room, and a large laundry with abundant cupboards and a separate toilet. Five deluxe bedrooms grace the floorplan, each featuring elegant ensuites and four with walk-in robes. The grand-scale master suite, located on the top level, dominates via an industrial-style staircase and offers a private retreat area. Outside, the property features an oversized 73m<sup>2</sup> garage with workshop space, complete with plumbing in place for a toilet and washing facilities, offering the potential for conversion into separate accommodation. The rear garden beds are adorned with newly established fruit trees, and a meticulously designed mini-golf putting green provides entertainment for all ages. Additional features of this remarkable home include wrap-around verandahs with Eco-Deck decking, a 110,000-litre water tank, bore reticulated gardens, double glazed windows and doors with privacy tint, multi-zone air conditioning, and council approval for an 18m x 15m shed. This property offers a rare opportunity to acquire an exquisite and impeccably presented mansion in one of Lake Clifton's most desirable locations. Don't miss out on this extraordinary once-in-a-lifetime market offering. **THE SELLERS HAVE DECIDED ON THE CLOSED DATE TO PURCHASE CAMPAIGN WHERE ALL OFFERS ARE TO BE SUBMITTED TO THE SELLING AGENT ON OR BEFORE 25th MARCH 2024 AT 4:00 PM.** \*The seller reserves the right to accept an offer that meets their requirements prior to the end date. Come and view all that this wonderful home has to offer by calling Team Stanley Martin today!! #century21mandurah #century21realestate #realestate #realestatemandurah\* Virtual Furniture **DISCLAIMER:** This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgement about the information included in this advertisement. Century 21 Coast Realty provides this information without any express or implied warranty as to its accuracy or currency.