

# 83 Ayrton Street, Dawesville, WA 6211

ACTON

belle  
PROPERTY

## House For Sale

Wednesday, 26 June 2024

83 Ayrton Street, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 650 m2

Type: House



Aaron Boud  
0895502000

## Offers over \$729,000

Discover your dream home in the coastal community of Dawesville with this stunning 4-bedroom, 2-bathroom residence. Thoughtfully designed, this home includes a separate study that can easily serve as a 5th bedroom, offering versatility for growing families or those needing extra space for a home office or guest room. Nestled on a spacious 650sqm block, this home sits just a short stroll away from Melros beach. Step inside to an open-plan living, dining, and kitchen area adorned with stone benchtops, overhead cupboards, a walk-in pantry and stainless steel appliances. This inviting space seamlessly flows into the living and dining areas, creating an ideal setting for entertaining guests or enjoying family meals. Enjoy movie nights in the separate home theatre/games room, and admire the high ceilings throughout that add a touch of elegance. Stay cosy in winter with the added bonus of a wood fire. The master suite, positioned to the front of the home, is generous in size and features a large walk-in wardrobe, ceiling fan and ensuite. All minor bedrooms are located in a separate wing of the home and are complete with built-in robes. Step outside to an outdoor living area designed for enjoyment and relaxation. Entertain all year round with an indoor entertaining area featuring built-in bar and cabinetry. This area seamlessly flows outside to a large patio, complete with decking and cafe blinds, perfect for dining and summer barbecues. The sparkling heated swimming pool, finished with a splash deck and feature waterfall, invites you to cool off on hot days or simply lounge by the water with a good book under the large adjustable cantilever umbrella. Children and pets haven't been forgotten about, as they'll love the lush grass and ample space to play. The property is also equipped with a bore and retic irrigation to look after the backyard grass and landscaping. The property also boasts a double garage with plenty of room for vehicles and storage, reverse cycle air conditioning for year-round comfort, and eco-friendly solar panels to help reduce energy costs. For added peace of mind, security cameras have been installed, ensuring your family's safety and security. Whether you're looking for a serene coastal lifestyle or a vibrant community atmosphere, this Dawesville residence offers the perfect blend of both. You'll be minutes away from parks, schools, a childcare centre, gym and shopping centers, making daily errands and activities convenient and accessible. Don't miss out, contact Aaron Boud today on 0432 028 483 for your private viewing. INFORMATION DISCLAIMER: This information is presented for the purpose of promoting and marketing this property. Whilst we have taken every reasonable measure to ensure the accuracy of the information provided, we do not provide any warranty or guarantee concerning its correctness. Acton | Belle Property Mandurah disclaims any responsibility for inaccuracies, errors, or omissions that may occur. We strongly advise all interested parties to conduct their own independent inquiries and verifications to confirm the accuracy of the information presented herein, prior to making an offer on the property.