3 COLONIAL COURT, BOUVARD, WA, 6211









SOLD

NEAT AS A PIN, ESTUARY VIEWS, HUGE SIDE ACCESS!

Don't miss out on this beautifully presented three bedroom, two bathroom home with study located at the end of a quiet cul-de-sac street and near the local park. Situated on a large well maintained and impressively gardened 1203m2 block with estuary views this property also has the ever important sides access. The super-sized side access allows you to secure a boat, caravan, trailer and more.
The kitchen is the central hub of this light filled home and incorporates the main living area, dining and patio. The kitchen has been designed with stainless steel appliances, large fridge recess and breakfast bar. Separate and at the front of the home is the formal lounge or theatre room plus formal dining area. The master bedroom is also situated at the front of the home and includes a large walk-in-robe plus en-suite with floor to ceiling tiling and toilet. The other generous sized bedrooms are like a separate wing of the home plus the main bathroom with bath / shower and laundry. While the needed study is separate to the living area and all bedrooms.
This outstanding property has multiple entertaining areas inside and out depending on the weather and time of the day. You have the front porch to appreciate the estuary views, the large outdoor courtyard under the shade sail, huge patio area, small sitting area in the well-manicured backyard and several options inside to enjoy.
Other features of this spotless home include:
* Ducted Evaporative Air Conditioning throughout
* Security screens to doors & sliders
* Built-in-robes in minor bedrooms
* Bore with fully reticulated lawns/gardens
* Two small garden sheds
* In-built fish scaling / cleaning area at side of home
* Doggy /cat doors for pets
* Double Lock Up Garage
Crabbing, boating and fishing are all fabulous ways to spend your days in this quiet, tranquil location. Imagine walks along the estuary, watching amazing sunrises and sitting outside enjoying the fresh air and scenery. Just down the road is the Bouvard boat ramp and walking distance is the Bouvard Tavern. Less than 10 minutes away by car are two primary schools, Dawesville IGA, “The Cut” Golf Course, Dawesville Channel, beautiful beaches and the larger Miami shopping precinct. Why travel all the way down south when this is only an hour and a bit

3 BED | 2 BATH | 0 CAR

PRICE:
$460,000

OPEN FOR INSPECTION:
N/A



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