



## FOR SALE

### LOOKING FOR THAT WOW FACTOR??

This spacious, beautifully finished four bedroom two bathroom family home definitely has that WOW factor! Located on a quiet cul-de-sac street this well designed property incorporates an impressive Fremantle Stone theme throughout, awesome theatre room with bar/kitchenette, huge entertaining alfresco plus separate timber decked patio and amazing high ceilings. You know once you walk into the property, through the double doors and into the massive entrance with 41course high ceilings and internal waterfall feature wall that this is one out of the box. The central kitchen is a standout incorporating the feature stone work and includes a 900mm Ariston oven, cooktop & range-hood, Bosch dishwasher, stainless steel splash back, plumbed large fridge recess, walk in pantry, breakfast bar, plenty of cupboard space and in-built wine rack. The deluxe kitchen overlooks the expansive living and dining area plus the private alfresco which is out of the wind and has plumbing/gas available with a coffered ceiling plus ceiling fan. The generous master suite will only please with large walk-in-robe, sliding door window to access outside and a superb en-suite with double vanity, good size bath and striking earthy colour scheme tiling. The plush theatre room is going to be an absolute hit with the family and consists of an overhead projector plus cabinetry with bar fridge, plumbing and storage. The other minor bedrooms are all very roomy and contain double door built-in-robos to ceilings while the lovely main bathroom has the bath/shower option and continues the tiles/basin/tapware theme from the en-suite. The substantial laundry is very practical and offers plenty of bench space.

This one-off home also includes these great features:

- Reverse Cycle Ducted, Zoned Air Conditioning throughout
- Downlights all through the home
- Classy use of French Doors and blinds
- Big walk in linen press
- Good size garden shed approx. 4m x 4m plus reticulated lawns/gardens
- Double Lock Up Garage & paved verge for extra parking

This amazing opportunity is close to the Estuary & Ocean therefore offering a lifestyle that is hard to beat. Imagine surfing, fishing, crabbing, boating and any other water activity you please right in your suburb.

Walking distance are two fantastic primary schools and also close by is the Dawesville IGA, "The Cut" golf course, Dawesville Channel, boat ramps, Marina, Bouvard Sportsman Club, public bus transport, Port Bouvard Surf Life Saving Club and Miami Shopping Centre.

To view this generous family home call Daniel Bandy today.

4 BED | 2 BATH | 0 CAR

PRICE:  
\$499,000

OPEN FOR INSPECTION:  
N/A



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