



# SOLD

## NEAT AS A PIN - PERFECT ENTERTAINER

This wonderfully cared for and much loved property is ready for the next family to enjoy. This very stylish four bedroom, two bathroom home with theatre room is walking distance to the estuary and offers a lifestyle which is hard to beat. The design of this home is quite unique with the wonderful use of glass and an expansive alfresco area incorporated into the main living, kitchen, dining plus the master bedroom. From the timber decked alfresco you look out to a tree lined, tranquil backyard which includes an inviting outdoor covered spa and glimpses of the Peel Estuary.

The spacious kitchen has a point of difference overlooking the alfresco / backyard and includes a 900mm oven, gas top plus range hood, dishwasher, plenty of storage and a large island bench with breakfast bar. The generous master bedroom is simply stunning taking in the tree lined views plus direct access out to the private spa. The en-suite is also very roomy with double vanity and separate toilet. A must for every home is a theatre room and this one won't disappoint. The front of the house is like the kids/guests wing with great size bedrooms or a study, plenty of storage, appealing bathroom with bath, separate toilet / powder room and descent size laundry.

Here are some other fantastic features of this property:

- Reverse Cycle Zoned Air Conditioning throughout
- Classy use of French doors with double door entrance
- Lovely earthy colour schemes throughout
- Smart recessed ceilings in main living, theatre room & alfresco
- Ideal lighting internally and externally
- Walk in Robe in master plus BIR's to other bedrooms
- Ceiling Fan & TV in alfresco
- Stylish feature shutters around external front windows
- 3 x gas bayonets including for BBQ
- 3 phase power to property
- Longer garage than normal
- Fully reticulated gardens & lawns
- 350m<sup>2</sup> of home under the main roof on a 619m<sup>2</sup> block

This wonderful home is located in a fantastic neighbourhood and community. Nestled between the estuary and ocean activities such as surfing, fishing, boating, crabbing, kitesurfing & kayaking can all become reality. Also close by and walking distance are two fantastic primary schools while nearby is the new IGA shopping centre, Dawesville Channel, Marina, The Cut Golf Course, Dawesville boat ramp, Port Bouvard Surf Lifesaving Club and Port Bouvard Sportsman & Recreation Club (tennis, lawn bowls, yacht club, fishing club & more).

4 BED | 2 BATH | 0 CAR

PRICE:  
\$500,000

OPEN FOR INSPECTION:  
N/A



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