



## Dawesville, 1 Channel View

Ocean & Golf Course Side 2020 Built Residence With a Very Desirable Vista

- \$829,000 offers presented
- 4x2x2
- 709m2 corner elevated block
- 283m2 internal floor area
- 317m2 building area
- Built 2020

This 709m2 North/West Facing elevated lot is situated directly across from the famous Cut Golf Course In Southport and boasts distant views of the Indian Ocean and a gorgeous twilight skyline.

Located on the ocean & golf course side of Dawesville, and with the added bonus of being a corner block, this elevated home has great street appeal, garden size, entertainment area and a welcoming open floor plan.



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
UNDER OFFER

**View**  
[ljhooker.com.au/4NZSFF2](http://ljhooker.com.au/4NZSFF2)

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**LJ Hooker Mandurah**  
**(08) 9586 5555**

The double door entrance leads you into an extra wide entrance foyer where you are greeted by carpeted cinema room just to the right. High ceilings are a feature throughout, and the living and dining area is sumptuous in size and covered with hybrid wooden flooring. There is a separate snooker/games room or potential study/home office.

The master is located away from the teenage bedrooms, and features hybrid floor, a wall to wall BIC with mirror doors, double basin and double length shower and separate toilet.

The 3 teenager bedrooms are located on a separate wing from the master and features an activity/web zone/ games room, conveniently positioned in between the 3 bedrooms..

The garden is very spacious, and has multiple areas for teenagers to be entertained. The widening rear boundary offers plenty of room for a future pool.

What to love:

- Only 4 years young
- Excellent lay out/flowing floor plan and wide passages.
- Master kitchen with stone tops and plenty of seating area around the 4m centre island

Artusi Electric Oven, Fisher & Paykel double door dishwasher

- Great alfresco zone for entertaining , and great view of the superb twilight
- Abundance linen BIC (two sets of double mirror door linen BIC)
- Big butler's pantry with plenty of floating shelves
- Cinema room/5th bedroom option
- Big yard with space for a future pool
- Fully reticulated garden/garden beds
- Reverse cycle air conditioning.
- Rheem hot water

The area:

Surrounded by parks, footpaths and recreation facilities, all professionally maintained in this close knit community.

The area is popular for its world class Golf Course, canals, beaches, estuary and lifestyle, all of which are within easy walking distance. Fishing, boating, surfing and swimming are all possible along with schools, shopping centres and cafes. And being only walking distance to the popular Pyramids Beach, Dawesville Cut and Cut Tavern.

The life style that comes along with this location is enviable. Launch your family boat from Dawesville boat ramp that is only minutes away. Enjoy the best of both worlds: that which the ocean has to offer and the calmness of the estuary on the other hand.

**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 judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.



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## More About this Property

Property ID	4NZSFF2
Property Type	House
House Size	317 m <sup>2</sup>
Land Area	709 m <sup>2</sup>

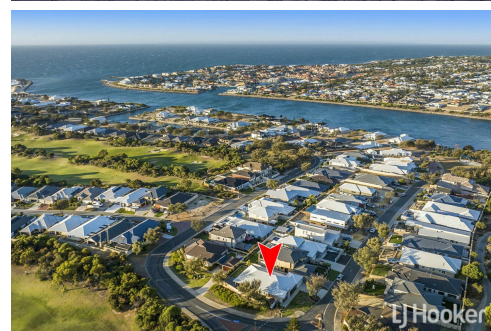
**Tony Dos Santos 0466 550 512**

Property Consultant | [tdossantos.mandurah@ljhooker.com.au](mailto:tdossantos.mandurah@ljhooker.com.au)

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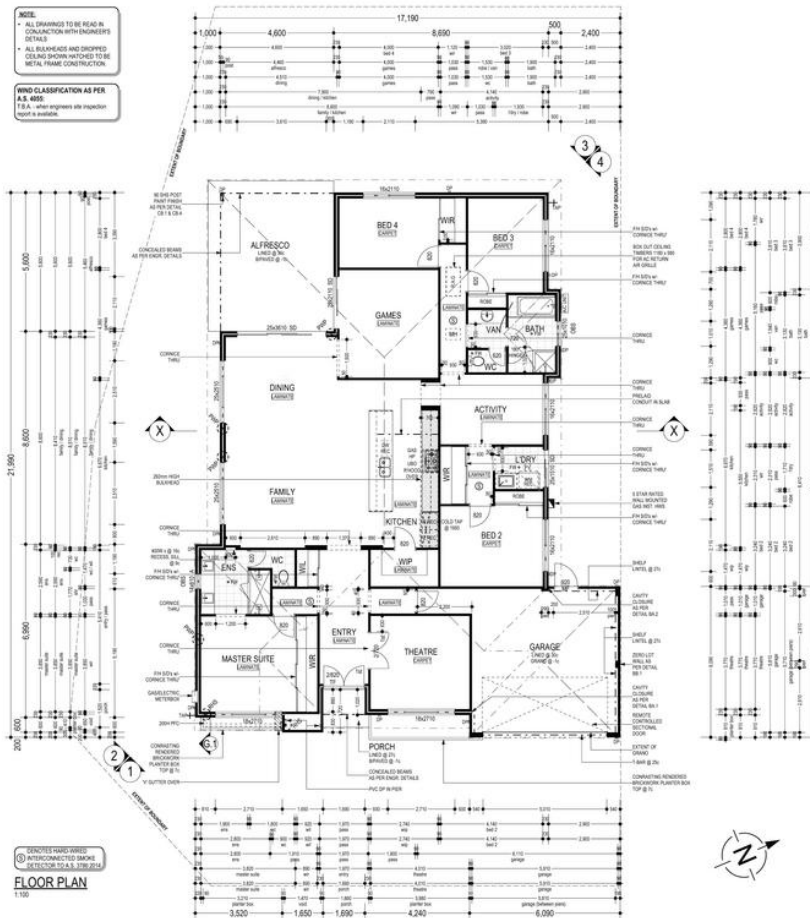


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Floor Areas			
Floor	Location	Area	Perimeter
Ground Floor			
	HOUSE	214.56	75.85
	CHANGING	30.36	25.35
	ALFRESCO	30.88	22.52
	POSSA	8.55	22.52
		<b>311.84 m<sup>2</sup></b>	<b>127.44 m</b>
Roof Area Calculation - Ground Floor			
Floor	Pitch	Area (m <sup>2</sup> )	Area (pitched)
Ground Floor			
	20°	335.54	375.51
		<b>525.54 m<sup>2</sup></b>	<b>575.65 m<sup>2</sup></b>

- NOTE:**
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER'S DETAILS
  - ALL BUILDINGS AND PROPOSED CEILING SHOWN NOTED TO BE METAL FRAME CONSTRUCTION
- WIND CLASSIFICATION AS PER AS 4055:**
- 1.5.4.4. All buildings must comply with the provisions of AS 4055.1.



ENCLOSURE 1: FLOOR PLAN  
ENCLOSURE 2: SECTION 1:100

**ONE OFF DESIGN**

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**metrostyle**

1 OF 9

34520

04 22.01.20

**FINAL PLANS**

THIS SET OF THE DRAWINGS IS THE FINAL DESIGN AND SHALL BE USED FOR THE CONSTRUCTION OF THE PROJECT.

CLIENT: K.M. & D.L. MANDARNSKI

ADDRESS: LOT 166 (41) CHANNEL VIEW DAINESVILLE

DATE: 22.01.20

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

WITNESSES: [Signatures]