

206 Estuary Road, Dawesville

## Waters edge living with Stunning Estuary Views

- 821m<sup>2</sup> prime land
- 211m<sup>2</sup> internal floor area
- 4x2x2
- Built 1988
- Opposite boat ramp
- Recently undergone interior painting (including internal brick)
- Gorgeous front door overlooking the Estuary
- New range hood & electric induction top

Inspections by appointment (property vacant).

While driving down Estuary Road you will start to realize just how special this location truly is, and how special & sought after it will become in a few years' time!

This piece of real estate has an out of this world view of the Estuary across the road, with its little beach and kayak/canoe launch area, offering a unique and inspiring permanent residence, or holiday home and even an Airbnb luxurious setting option when not used by the owners.

4  2  2 

### FOR SALE

Offers circa \$1,599,000

### AGENTS

Tony Dos Santos

0466 550 512

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### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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.

 **LJ Hooker**

Just a short drive past the boat ramp you pull into the driveway of the character home, offering all the amenities for a fun and relaxed lifestyle away from the busy hubs, all this at your doorstep.

Picture a serene place where you will be embraced with happy visions of families heading in to catch tonight's crab feast, boats launching for the day ahead from the nearby boat ramp kayaks launching, BBQ's sizzling...

The development on this foreshore of Dawesville is offering a new & refreshed place to play and relax by the water while enjoying family time, and will become extremely popular as it transforms.

The south-east Dawesville channel foreshore, on the corner of Estuary Road and Thisbe Drive, has been transformed into an inviting, family friendly area overlooking the iconic Peel-Harvey Estuary. The fresh new spaces include a big, fenced playground area with swings and slides, grassed picnic areas, shaded seating, wide path connections, barbecues, and extra car parking. There is also a half-court for basketball and netball.

#### Key Property Features:

- " Type & Size: A original brick-and-tile home built in 1988, featuring 4 bedrooms, 2 bathrooms, and 2 parking spaces on a spacious block of approximately 821 m<sup>2</sup>. Front water's edge manicured garden with long driveway.
- Living Spaces: Includes a separate lounge/dining & family room areas with wooden French doors, maximizing the view, along with an open-plan characteristic chef kitchen with adjacent dining space and extravagant range hood & electric appliances. Internal areas equipped with ceiling split reverse-cycle air conditioning & bottled gas is. Master ensuite has spa, and shower, with window overlooking Estuary. Three other bedrooms with BIC, one facing Estuary, and serviced by a large family bathroom with bath & shower.
- Outdoor Features: A full-length rear patio with a built-in barbecue area, 7m shed or workshop, with various seating options for entertaining, double carport with auto roller door. Bore and reticulation for year round greenery \*currently Decommissioned. Veranda to the entrance offers a sublime zone for enjoying a morning coffee, chat and breakfast, simply magnificent with 1M\$ view to go with the experience. This lifestyle is at another level.
- Views & Location: Positioned with beautiful views overlooking the estuary and even more amazing sunrises, giving it a desirable waterfront or near-water appeal with amazing walks and bike paths just across the road. Definitely on track to become another one of Mandurah's best foreshores and attraction.

With views to die for over the estuary words cannot describe this amazing home so call me today to book your private viewing with Tony on 0466550512

## MORE DETAILS

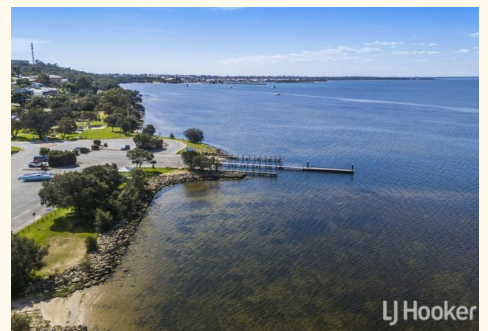
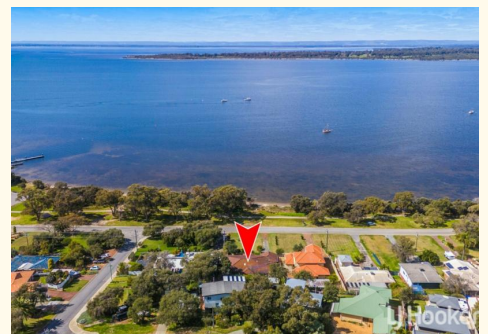
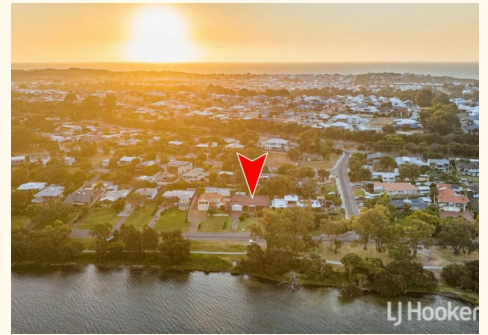
Property ID 4S0DFF2  
Property Type House  
Land Area 821 m2

**Tony Dos Santos 0466 550 512**

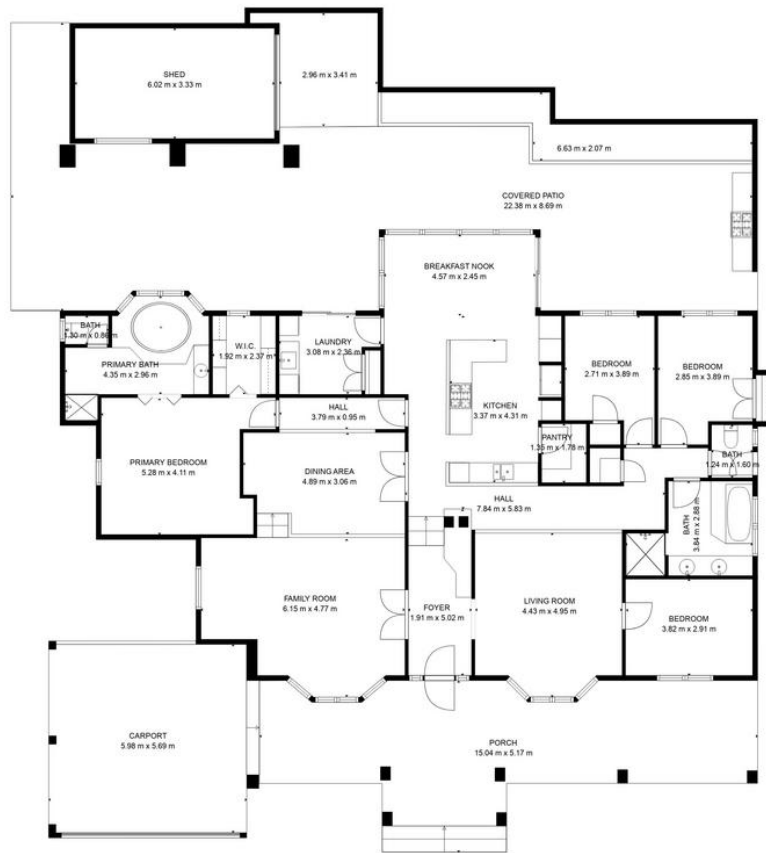
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**TOTAL: 216 m<sup>2</sup>**  
**FLOOR 1: 216 m<sup>2</sup>**  
 EXCLUDED AREAS: SHED: 20 m<sup>2</sup>, PORCH: 52 m<sup>2</sup>, COVERED PATIO: 100 m<sup>2</sup>,  
 CARPORT: 35 m<sup>2</sup>, " ": 11 m<sup>2</sup>, UNDEFINED: 4 m<sup>2</sup>,  
 WALLS: 14 m<sup>2</sup>

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.