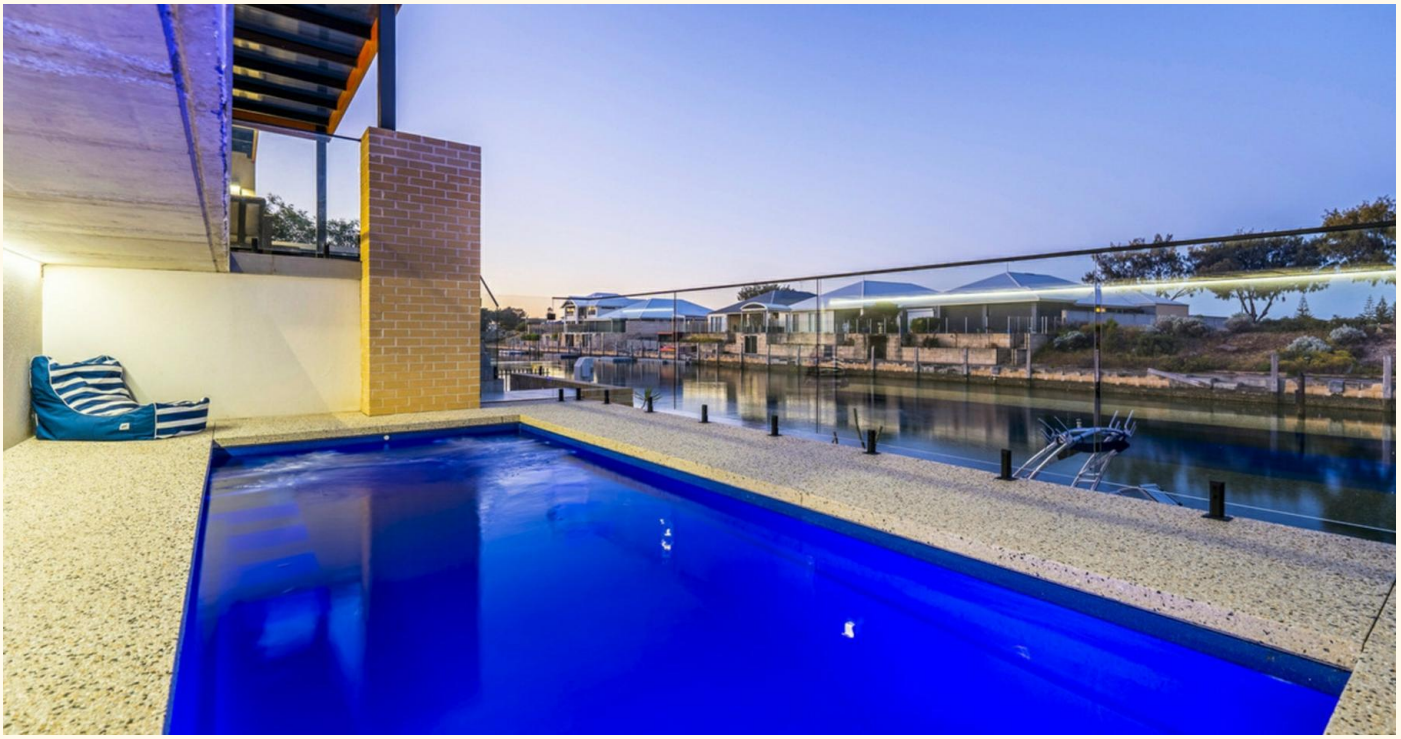
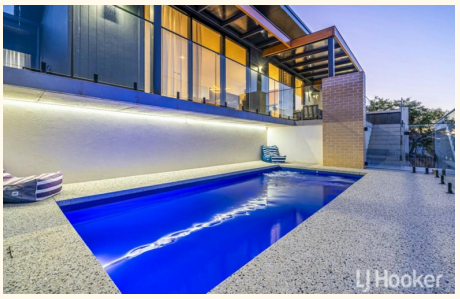








52 Southport Boulevard, Dawesville

North Facing 2023 Ultra-Modern Canal Home

- Best offer over $2,099,000
- 4x3x2
- Two ensuite bedrooms
- 331m2 total build(239m2 internal floor area, 48m2 garage, 29m2 alfresco)
- 689m2 lot
- 2023 build by Raw Form
- Heated Pool with 6 jets
- Boat storage 8m long
- Boat mooring with floating dock and electric jet ski lift
- 6.6KW Growatt solar
- Burnished concrete floors

Absolute prime waterfront property located on a very exclusive canal, frequented by dolphins daily.
This very practical and well planned 331 m2 single level home is barely 3 years young. Surrounded by high-quality new builds, with Pyramid beach within walking distance and the highly rated Dawesville golf course literally across the road.
Featuring two ensuite bedrooms, a massive stepped-up theatre room, and modern luxurious finishes and styling throughout.

4 3 2

FOR SALE
Best offer over $2,099,000

VIEW
Sun 22nd Nov @ 1:00PM - 1:30PM

AGENTS
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AGENCY
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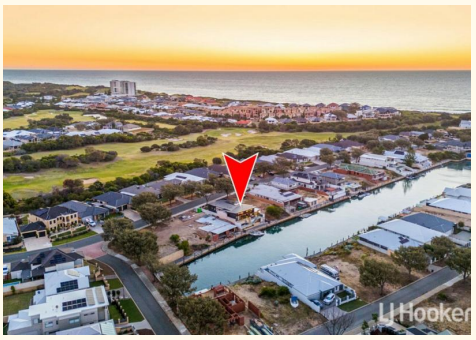
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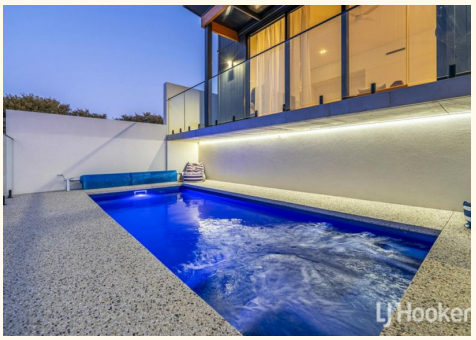
LJ Hooker

The 6x 2.5m fibreglass pool has a 6 jets /stepped zone and is fitted with heat pump and automatic salt chlorinator. A few steps down from this private pool retreat is an 8m long x1.5m wide storage for kayaks and boating gear, boat mooring with floating dock included, as well as a jet ski lift, making this residence ideally suited for a family looking for an expansive water lifestyle, or your ultimate canal holiday home with the ever-present dolphins at your canal edge.
Another superb feature of this home is the high shadow line ceilings throughout, as well as the super high entrance hall. A very wide passage leads you into the open plan living area and dining areas, where you are greeted by superb 3m plus high ceilings that make this area flow seamlessly onto the L- shaped alfresco overlooking the pristine canal.
The kitchen is super modern and consists of dry and wet kitchen areas creating a minimalist look. The main dry kitchen has a lovely stone top centre island. There is small sink and 4 plate Asko gas exposed cook tops to the one side, and a further BIC wall fitted with ASKO oven and steamer on the opposite wall. This leads into the wet kitchen with an LG dishwasher and double sink. There is a further super-size laundry incorporating the washer & dryer.
The master bedroom faces the canal side and has a picture window view of the water to the side, and on the opposite side opens onto the front garden.
The en suite is majestic and offers a luxurious setting featuring a super long walk-in robe, exquisite bath, and shower en suite with separate toilet. There is a further large centrally located bedroom en suite, with toilet and shower.
The other two minor bedrooms are serviced by a family bathroom with shower and feature a study nook located in-between them.
Attributes:

- Growatt 6.6KW solar
- Aggregate driveway and canal wall area
- Two ensuites
- Shadowline ceilings (extra high living , kitchen & dining)
- Extra-large garage
- North aspect allowing all year entertainment and enjoyment.
- Pool with heat pump
- Jet ski electric lift (extension cable powered)
- Boat mooring (jetty licence)
- Boat storage 8m long
- Wide garage with fitted hose reel to wash your car
- Burnished concrete floors











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 Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

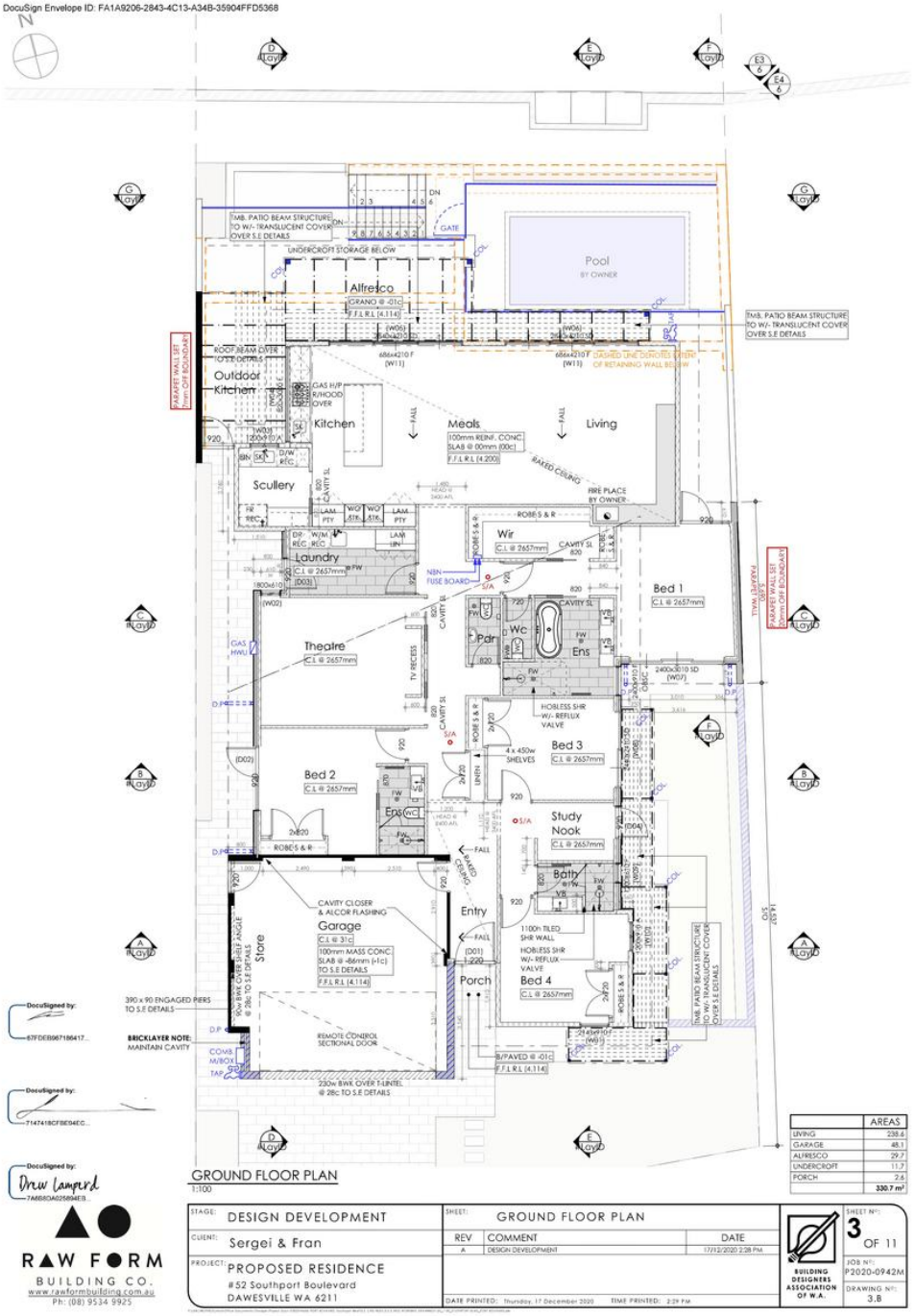
Property ID	4U0KFF2
Property Type	House
Land Area	689 m2

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Sales Executive | tdossantos.mandurah@ljhooker.com.au

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GROUND FLOOR PLAN
1:100

AREAS	
LIVING	238.6
GARAGE	48.1
ALFRESCO	29.7
UNDERCROFT	11.7
PORCH	2.6
	330.7 m²

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Ph: (08) 9534 9925

STAGE: DESIGN DEVELOPMENT	SHEET: GROUND FLOOR PLAN		SHEET Nº: 3 OF 11
CLIENT: Sergei & Fran	REV	COMMENT	DATE
PROJECT: PROPOSED RESIDENCE #52 Southport Boulevard DAWESVILLE WA 6211	A	DESIGN DEVELOPMENT	17/12/2020 2:28 PM
DATE PRINTED: Thursday, 17 December 2020 TIME PRINTED: 2:29 PM			JOB Nº: P2020-0942M DRAWING Nº: 3.B

BUILDING DESIGNERS ASSOCIATION OF W.A.

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