



Dudley Park, 12/127 Waterlily Drive

Upmarket Quality Canal Home In Hamptons Edge Estate, Mariners Cove

- Best offer over \$1,349,000
- 4x3x2 with 5th bedroom option potential
- 276m² building area
- 310m² lot
- 2020 build by Cachet Homes
- Ultra-modern finishes throughout
- Eastern aspect
- 7m Jetty
- Strata \$ 506 per quarter (includes jetty fee)
- Private inspections welcome

4  3  2 

For Sale

Best Offer Over \$1,349,000

View

ljhooker.com.au/4PORFF2

Contact

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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.

Situated in the prestigious Hamptons Edge in an enclave at the end of Waterlily Drive, is this immaculate 4 bedroom opulent feeling residence that oozes with style & quality & upmarket décor. Relish in low-maintenance living while enjoying the convenience of a private jetty.

This immaculate canal front residence epitomizes luxurious living spaces flooded with natural light, at the same time effortlessly adapts to your lifestyle, striking a perfect balance between low-maintenance living and stylish entertaining. Perfect holiday home, permanent residence or Airbnb (furniture optional extra).

Positioned on the part of the canal that offers a wider canal aspect than normal, as well as a glorious a gorgeous view down the estuary to the south. Unrivalled in terms of quality this sophisticated 276m² home has been finished to the highest standards, and seamlessly blending modern elegance.

This expansive 276m² home features 4 bedrooms and 3 bathrooms, and has been meticulously designed to offer ultimate comfort and luxury. No dollar was spared in building & finished this 3 year old home, one has to simply view to appreciate the quality feel in person. The versatile and intuitive open floorplan boasts wide passages and barn doors that further enhance the open & airy feeling. Soaring ceilings and composite timber flooring grace the open-plan living areas, creating an ambiance of spaciousness and refinement.

Multiple living spaces, including a theatre room or optional 5th bedroom downstairs provide multiple sleep and entertaining options. Plush carpets in the bedrooms, plantation shutters, 5 Velux remote controlled skylights in total and wainscoting panelling contribute to the home's refined aesthetic.

Exquisite stone benches adorn the kitchen, complemented by a 900mm SMEG stainless-steel free-standing oven and dishwasher. Abundant overhead cabinetry and ample storage throughout guarantee an organized and uncluttered living space. The kitchen island is adorned with a \$3000 pull out mixer, there is quality wherever you look.

Upstairs, an opulent parents' retreat unveils an east-facing balcony, providing a tranquil escape with breathtaking estuary views. A study nook with feature skylight awaits you as you arrive on the upstairs landing, conveniently located between the bedrooms.

The generously spaced and wonderfully laid out master suite boasts a walk-in dressing room and a luxurious ensuite with double vanity with marble tops, and oversized shower, embodying the pinnacle of comfort and grace. And your very own private lounge facing the canal to the east, with generous views down the picture window to the North. Two Velux skylights feature in this master wing.

All three upstairs other bedrooms are generous in size and fitted with ceiling fans and built in robes, serviced by a stunning main bathroom, large shower, bath, single vanity and skylight

Property attributes & features:



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- Built by Cachet Homes in 2020
- 310m2 block,
- 276m2 building area
- 4 bedrooms plus possible 5th as theatre room downstairs can easily be converted into a 5th bedroom, and the powder room close by has a shower already to accommodate guests or family sleeping over)
- 3 plush bathrooms
- Oversized double garage extra height
- High ceilings
- 5 Remote controlled Velux skylights in total(\$85000)
- Wainscotting panelling featured top & bottom(\$40,000)
- Quality tapware throughout(over \$8000)
- Stone benches to kitchen, bathroom and ensuite
- Numerous Linen BIC /Storage throughout
- Composite timber flooring
- High quality carpets
- Plantation shutters
- Laundry chute
- In floor safe (\$3500)
- Gas log fire in downstairs living room
- Ducted zoned reverse cycle air conditioning
- 5.5KW upmarket Growatt 19 Solar panel system (premium)
- Ceiling fans top terrace and bottom patio
- Alfresco area fitted and heater and ceiling fan
- Security cameras and monitor- and Alarm system
- Batt insulation
- Reticulated garden beds
- Jetty information: max length 7m boat
- 1 pet allowed
- Furniture optional (excl artwork)
- Strata fees: \$506 per quarter (approx.)

Immerse yourself in the perfect fusion of upscale living and the relaxed Hamptons lifestyle, all within proximity to upscale shopping, fine dining, esteemed schools, and a vibrant community.

Do not miss this exceptional opportunity to make The Hamptons Edge Estate your home.

Reach out to Tony from LJ Hooker to arrange a private viewing and elevate your waterfront living dreams!

DISCLAIMER: This description and photos 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, LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy.



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More About this Property

Property ID	4P0RFF2
Property Type	Townhouse
Including	Toilets (3)

Tony Dos Santos

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