




42 San Marco Promenade, Pelican Point

## An Exceptional Home with Exceptional Views!

Guiding High \$1 Millions All offers are to be presented by the 13/07/26, the seller reserves the right to accept any offer prior to this date.

This exceptional residence delivers multiple living zones and a substantial combined living area spanning approximately 420m<sup>2</sup>, designed to maximise space, comfort and lifestyle. Entering through grand double entrance doors, you'll immediately appreciate the scale and quality this home has to offer. The upper level showcases what is arguably one of the most breathtaking estuary views you will ever experience.

Here, you'll find a luxurious master suite complete with a walk-in robe and ensuite featuring a spa bath, a spacious second bedroom with built-in robes, and a separate dedicated study, providing flexibility for those working from home or seeking an additional retreat. The master bedroom, second bedroom and upstairs living area all enjoy spectacular views over the estuary. This level also features a convenient kitchenette, separate powder room, ducted heating and cooling, and a front patio that provides the perfect place to relax and soak in the scenery.

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### FOR SALE

Guiding in the High \$1'MS

### VIEW

By Appointment

### AGENTS

Katie Ryan  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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 **LJ Hooker**

The lower level is equally impressive, offering a spacious family room with an inset rug, reverse-cycle air conditioning and stunning views that are also enjoyed from the front-facing dining area. Double glass doors open seamlessly onto the gabled outdoor entertaining area, creating the perfect indoor-outdoor connection. Complete with its own kitchenette and convenient pedestrian access to the front of the home, this space is ideal for hosting family and friends.

The well-appointed kitchen sits at the heart of the home and features granite benchtops, extensive overhead cabinetry and drawer storage, a microwave hutch, huge fridge recess, double sink, dishwasher, wall oven, induction cooktop, pantry and a private island bench. Behind the kitchen, double French doors lead to a formal tiled lounge room with direct access to both the gabled patio and the gardens.

Additionally, the home offers a third bedroom featuring carpet flooring and elegant double French doors, and a fourth bedroom complete with a walk-in robe, carpet flooring and direct outdoor access via double doors. These are serviced by a central bathroom featuring a bath, large shower and toilet, along with a separate powder room for guests.

Practical features have been thoughtfully incorporated throughout, including under-stair storage, generous linen storage conveniently located between the kitchen and laundry, and a huge laundry with ample cupboard space, external access to the clothesline and an additional powder room.

Outdoors, the fully enclosed yard features beautifully maintained reticulated gardens and lawns, complemented by established ornamental plum trees that enhance the property's charm and privacy. The property also benefits from additional parking to the front, providing practical space for extra vehicles, guests, a caravan or boat.

Car accommodation is exceptional, with a four-car garage and convenient drive-through access to the rear, providing additional parking or storage options. Ducted heating and cooling service both levels of the home, ensuring year-round comfort throughout.

Offering four bedrooms, two bathrooms, two powder rooms, four toilets, a dedicated study, dining area and three separate living zones, this substantial residence combines flexibility, comfort and functionality in an exceptional location.

With its Tuscan-inspired feel, expansive layout and stunning outlook, this is a home that truly delivers lifestyle on every level. Showcasing sweeping views across the Leschenault Estuary, Vittoria Bay, Preston River and Koombana Bay through the Leschenault Peninsula Conservation Park, this is a rare opportunity to secure an exceptional home in an extraordinary setting.

By Appointment Only, Call Katie Ryan Today On - 0458 458 565

## MORE DETAILS

Property ID 1ATHHND  
Property Type House  
House Size 420 m2  
Land Area 766 m2  
Including Ensuite  
Toilets (4)

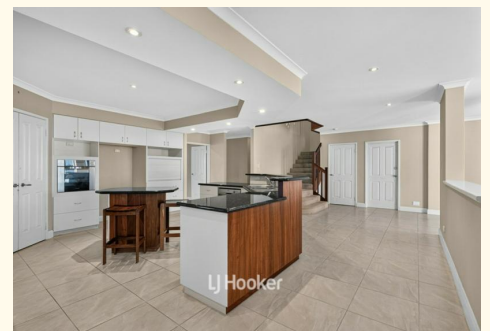
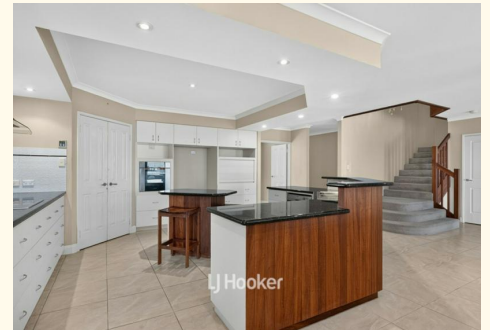
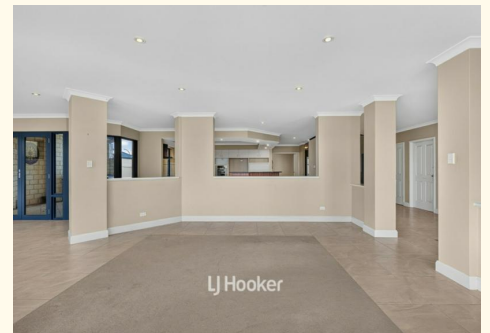
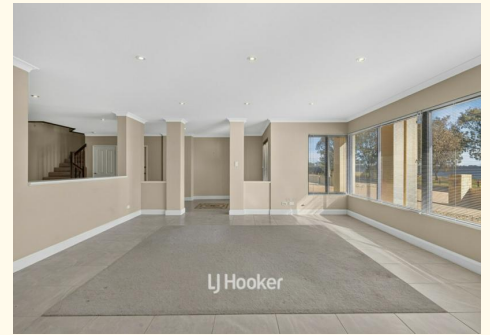
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