

12 Beachport Way, Wannanup

Beach Side With a Touch of Finesse




- Best offer over \$1,199,000
- 5x2x2
- 333m² internal floor area
- 502m² lot
- 2005 build

Enjoy the coastal lifestyle of Wannanup in this quality-built, two-storey family home, ideally located in the serene and picturesque Port Bouvard.

This spacious residence offers the perfect balance of elegance, comfort and functionality by offering boasts 5 bedrooms, 2 bathrooms, and an additional separate shower in the laundry, perfect too for those looking for a multi-generational home.

Situated on a spacious 502sqm block with over 385sqm of living space, this 2005 built two level residence it offers ample room for the whole family. The unique and flexible floorplan has multiple living areas, including areas that could be zoned off to accommodate two families/multi generation. The secure gated entrance and grand portico add to the home's striking curb appeal.

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FOR SALE

Best Offer Over \$1,199,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555



Downstairs:

Step into the grand entrance, leading into a sunken lounge and formal dining area graciously adorned by two crystal chandeliers adding as sense of Victorian finesse. This area is aflush with beautiful pressed ceiling roses and neutral tones that create a timeless elegance.

The large master bedroom to the immediate right of the entrance features a spacious walk-in robe, an ensuite with dual vanities, a spa bath, and a separate toilet and enjoys lovely natural light from a large picture window incorporating roller shutters.

The gourmet kitchen is perfectly positioned to overlook the open-plan living area and turfed play zone, and features a breakfast bar, walk-in pantry, and induction cooktop. Adjacent to the kitchen, the tiled meals and family areas offer a comfortable and relaxed setting for everyday living.

Additional conveniences downstairs include a well-equipped laundry with a linen cupboard, a separate shower, and a separate toilet/powder room.

An enclosed alfresco area provides the perfect space for year-round entertaining, while the rear patio, complete with composite decking, alfresco blinds (automated blind extending width of terrace), and a ceiling fan, extends the outdoor living options.

The enclosed games & gym studio with direct access from the terrace adds further versatility to this already well-designed home. There is further bonus provision of a second kitchen or home office or even walk-in storage adjacent to the gym, with private access from the play area and garage.

The large double garage features extra height and a rear roller door, providing ample storage space for boats, trailers, or additional vehicles.

Upstairs:

The upper level is designed for both relaxation and movie entertainment, and comprises three queen-sized bedrooms, each with multiple door built-in robes, provide comfortable accommodation. There is a further large study, which can double as a fifth bedroom, and has access to a private balcony with distant ocean views.

A huge games room with cocktail bar & kitchenette serves as every movie enthusiast dream space, and has walk-in storage room is perfect for a further master type bedroom option. The balcony off the games room overlooks the estuary, while another balcony off bedrooms 2 and 3 offers distant ocean views.

The top level is supported by a very large family bathroom boasts a corner bath, shower, and vanity, ensuring comfort and luxury for all.

This home is equipped with split a/c downstairs and reverse cycle upstairs, features low maintenance garden, and remote controlled roller shutters in all bedrooms, kitchen except one minor room & theatre.

Prime Location:

Wake up to the refreshing sea breeze and embrace the relaxed coastal lifestyle this stunning Wannanup home has to offer.

Just a short stroll from pristine sandy beaches, this is the perfect haven for those who love the ocean-whether it's an early morning walk along the shore, a day of fishing, or setting out on a boating adventure. For golf enthusiasts, The Cut Golf Course is just minutes away, offering world-class greens with breathtaking ocean views.

After a round of golf, unwind at The Cut Tavern, where you can enjoy a meal while soaking in the coastal scenery. Everyday conveniences are within easy reach, with Miami Plaza Shopping precinct just a short drive away. Here, you'll find Woolworths, chemists, doctors, and the renowned Miami Bake House-famous for its delicious pastries and coffee. For those with a taste for fine dining and freshly baked treats, Port Bouvard's charming patisserie is within walking distance, offering the perfect spot to relax and indulge. Surrounded by lush green parks and breathtaking coastal landscapes, this home truly captures the essence of beachside living in Wannanup.

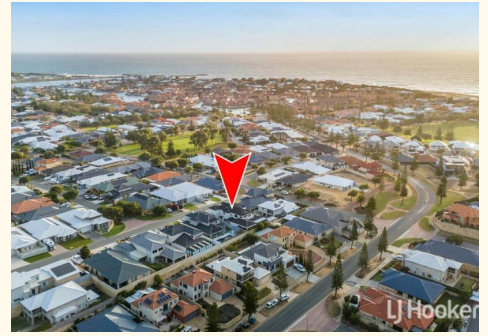
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MORE DETAILS

Property ID 4RBSFF2
Property Type House

Tony Dos Santos 0466 550 512
Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555
68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





UPPER FLOOR



GROUND FLOOR

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