



20 Pelsaert Lane, Wannanup

## Prime Park side North location so Close to Avalon

- Offers over \$1,149,000 by 29 June Unless Sold Prior
- 3x2x2
- Built 2006 by Dale Alcock
- Brilliant northerly aspect
- 400m<sup>2</sup> lot
- 192m<sup>2</sup> internal floor area
- 2 Bedrooms Ensuite
- Study & private dining room
- Park facing lounge & kitchen
- Coffered & high ceilings in selected rooms
- New LEDs
- 5Kw solar
- Ducted A/C
- Lovely boundary wall garden overlooking the park
- Breath-taking park view in a private setting with access from rear laneway.

Set date Sale: Offers over \$1,149,000 by 29 June (Unless Sold Prior)  
First Open Home Sunday 7 June 12:30 to 1pm (Unless Sold Prior)

It is rare that homes are available for sale in this location, being one of

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Interested parties must rely solely on their own enquiries.

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### FOR SALE

Best Over \$1,149,000 by 29 June  
Unless Sold Prior

### VIEW

Sun 21st Jun @ 12:30PM - 1:00PM

### AGENTS

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### AGENCY

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(08) 9586 5555



Wannanup's premium park lane streets, just a short stroll to Village Beach and Avalon beach.

This well-designed single level residence was built by Dale Alcock and offers the ultimate park side lifestyle.

Right from the moment you step into the alfresco area from the garden, you will be enthralled by the aspect looking down the parkway towards the canals at Village beach. There are various benches where one can sit and enjoy the sunsets over man made beach, a tranquil atmosphere indeed.

The residence boasts spacious & relaxed open plan living complete with dedicated study nook, dining, and smart lounge. Two sets of sliders provide access to the wall-to-wall alfresco area covered with sails.

The compact yet very practical kitchen opens onto the entertaining area with a park view. This kitchen offers ample stone workspaces for the chef of the house, modern 900 mm Blanco stainless steel appliances include 900mm gas cooktop, range hood, oven. There is a dishwasher, double sink, plenty of overhead cupboards, pantry, and a large fridge recess. A go0d size laundry is located adjacent to the kitchen.

The large master bedroom offers plenty of room for a king size bed, plus two built in his & her robes and an ensuite featuring a big shower, bath, and double vanity.

There is a separate toilet & basin that can double up as a powder room..

The other bedrooms are all queen/double sized and have built in robes. The family bathroom is well appointed with shower, bath, separate toilet, and separate w/c. One room opens into family bathroom creating second en suite.

There is a separate study nook adjacent to the dining and kitchen area.

Additional features include double entry door, ducted reverse cycle air/conditioner, garage parking for two vehicles with side access door exit.

Outside of this home is just amazing. Fantastic entertaining area overlooking a gorgeous park which allows enjoyment all year round, with easy access through secure gate into the park area for the kids to play.

Stylish Parkside Living only a short walk to Village Beach & minutes to the beautiful Avalon beach and boardwalk Piazza, this is an exciting offer to market.

This home will set the scene for happy memories for many years to come.

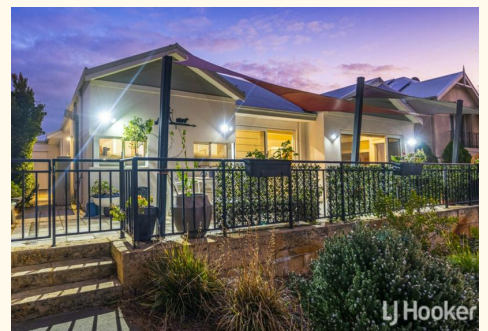
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## MORE DETAILS

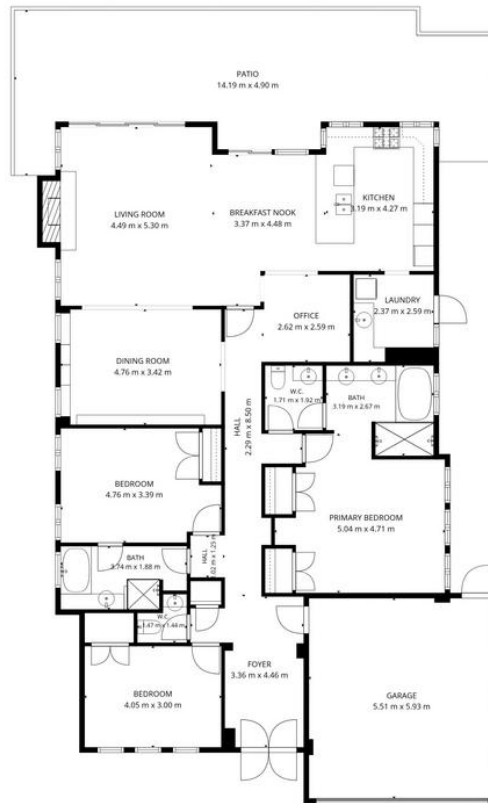
Property ID 4TE0FF2  
Property Type House

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**TOTAL: 181 m2**

1st floor: 181 m2

EXCLUDED AREAS: GARAGE: 33 m2, PATIO: 52 m2, FIREPLACE: 1 m2,  
 WALLS: 11 m2

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