

Wannanup, 6 Pelsaert Lane

Serene Beach Side Residence Overlooking The Park

- Best offer over \$1,099,000
- 4x3x3
- North facing
- 318m2 total building area (top level 121sqm, ground level 197sqm)
- Builder: Perceptions
- Side access with space for caravan or boat
- 57sqm garage & store area
- Built 2008
- 400m2 lot
- Newly fitted upstairs kitchen, ensuite & laundry
- 4 Toilets
- Refined living areas upstairs & downstairs

This very aesthetically appealing 2 storey North facing home is nestled on a prestigious



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.



For Sale
Offers Over \$1,099,000

View
ljhooker.com.au/4QJ9FF2

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landscaped park facing Village Beach, and has been built with upstairs living in mind, taking advantage the stunning views across the trees and park.

What is now becoming the ultimate beach side pocket of Wannanup with the ever popular Avalon Bay attracting many new residents, this home personifies serene coastal and park side living, with glimpses of the sea and Village beach as you approach the gated entrance from the tranquil park setting.

Featuring 4-bedrooms, 3 bathrooms, upstairs kitchen, side access for a boat or caravan, and a contemporary design with numerous living & sleeping options.

The master upstairs is equipped with a new modern en suite with his & her BIC, and as an extra bonus is complemented by an additional guest ensuite on the lower level. Guests can be entertained upstairs or in the Café blinds enclosed patio downstairs, as both zones offer a convenient layout for gatherings.

The new kitchen is an absolute highlight, equipped with Bosch pyrolytic oven, Dishwasher and cooktop as well as ample soft closing drawers. The waterfall breakfast bar overlooks the dining area which leads out to the large balcony of approximately 22m². Here you can enjoy the westerly ocean breeze and relax overlooking the trees with the abundance birdlife.

Convenient features encompass:

- Extra-large double garage is approximately 57m², providing secure parking and additional storage/workshop space for all your beach necessities.
- Gated side access for your caravan or boat, with undercover pergola/outdoor seating area
- Stunning northern aspect towards park view
- Large 2nd master or guest room with ensuite(master option down or upstairs)
- Separate powder room to cater for guests as you entertain upstairs
- Mitsubishi Ducted reverse cycle air conditioning
- New laundry area with built in storage
- Staircase with handrail
- Plenty storage space top & bottom levels
- Low maintenance turf covered garden offering convenient lock up & go.
- Plantation shutters throughout.
- New security screens
- Café blinds enclosing terrace downstairs
- Recently painted outside
- Outside shower
- 190m to Village beach - 420m to Local cafe - 600m to pristine Avalon Bay
- Council rates \$2300 approx.
- Water rates \$1525 approx.

This established neighbourhood is known for its friendly atmosphere and community type setting. Nearby deli, charming cafe, and access to Mandurah's most iconic Avalon Beach. In essence, this contemporary beachside home offers a delightful coastal lifestyle, combining comfort and natural beauty for a truly enjoyable beachside living experience. A very rare release indeed.



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More About this Property

Property ID	4QJ9FF2
Property Type	House
House Size	217 m2
Land Area	400 m2

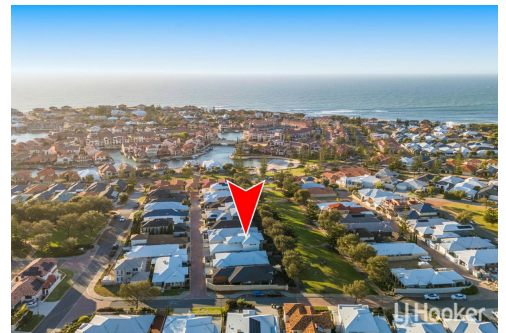
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