

Wannanup, 84 Alexis Circle

Bespoke Beachside Residence

- Best offer over \$849,000
- Classic interior & exterior design
- 232m2 floor area
- 536m2 block
- 2001 Built

Perfectly located in North Port's most exclusive ocean circle location, and situated between the tranquil Port Bouvard Canals and the fabulous coastline of Avalon Bay, just 200m away.

This quality appointed, custom tailor -built Dale Alcock home presents beautifully, and is truly perfect for those seeking a quiet coastal lifestyle surrounded by all the benefits one could wish for from a beachside destination.



For Sale

Best Offer Over \$849,000

View

ljhooker.com.au/4P0ZFF2

Contact

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LJ Hooker Mandurah
(08) 9586 5555

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84 Alexis Circle is immaculately presented, classic in design & exquisitely decorated with a touch of class from the front to the back..

A 232m2 home boasting multiple living & dining spaces, filled with warmth and charm that can only be characterised as elegant & sophisticated.

Upon arriving at the property you will be mesmerised by the bespoke stonemasonry limestone pillared front wall, high quality synthetic grass courtyard, and limestone driveway with diverted pathway leading to the feature portico with double doors.

It is at precisely at this moment of truth point that you will be gracefully welcomed by a high coffered ceiling foyer that is characterised by a striking brass chandelier lighting up the impressive wide passage way that leads you into the heart of this home.

The interior comes complete with decorative cornices, tiled & carpeted floors with skirting finish, plantation shutters almost throughout, and eye catching chandelier's that will leave you feel breathless as you are inspired by the unrivalled style & splendour of the décor & precise detail.

Moving through the main passage you pass a formal carpeted lounge room and formal carpeted dining area, each fitted with its own chandelier to further enhance the classy feeling of this home. Both spaces allow versatility and can be utilised as a home office, reading or study nook if required.

The open plan kitchen dining and living room flows seamlessly into the recently added insulated gable roof patio Alfresco area. This space is fresh & airy, making outdoor entertaining a dream come true, especially as the light and wind can be controlled & adjusted the fully fledged automated blinds, providing multi-faceted outdoor living & comfort.

The bright kitchen with Medusa Stone benchtop & splashbacks overlooks this alfresco area backed by the glorious backdrop of the Port Grimaud inspired villas, and is fitted with ample bench space, breakfast bar, Smeg 700mm Thermoseal oven, gas cooktop, classic styled SMEG range hood, Miele dishwasher and a bulk head finish to delight.

The multi-faceted living & dining floor plan is further appreciated by means of a tiled, tranquil feeling formal lounge with fireplace recess. Continuing to the rear of the home one is greeted by a carpeted TV lounge/ cum theatre room, flanked on either side by double French panel doors. Located due East this room enjoys a steady sea breeze, and offers an alternative living space whilst enjoying the sun rise, and has its very own split A/c.

The hotel sized master bedroom with its own split 5KW A/c is located to the front of the home, and is one of grandeur size, carpeted, decorated with plantation shutters and incorporates an elegant reading zone. A double door introduces this primary room to a fabulous bathroom ensuite, fitted with double vanities, decorative brass knobs, handles and taps, ample cupboard storage,



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huge fitted mirror, corner bath, separate toilet, shower and separate W/C. There is also a large walk in wardrobe.

The remaining 3 bedrooms are found down the side hallway that is equipped with linen/storage cupboards. All are generous in size, contain BIRs and enjoy plenty of natural light. The central bedroom has private access to the sharing bathroom, making it ideal for a secondary master en suite option. This wing is further supported by a private guest powder room & toilet.

The immaculate front garden enjoys auto-reticulation, with the remaining exterior of the home containing garden beds and paving for easy care & low maintenance. There is also a small garden shed and a fish basin with hot & cold water to the rear of the home.

This home is absolute class from front to back.

What to love?

- Just 200m to the ocean, close to the exquisite waterways of Port Bouvard islands,
- Nestled in one of North Port's most prestigious streets
- 536sqm block
- Dale Alcock Home
- Sophisticated & inspiring

Features of the home include:

- Panasonic Split A/C in theatre & master
- Decorative LED lighting, chandeliers and window treatments throughout
- Foxtel points & cabling
- 10 Solar panel power system
- Tiled floors, new wool carpet to theatre, Master and bedroom 3 & 4, skirting finish
- Westral Plantation shutters to multiple windows
- Crimsafe security doors & window screens
- 6 Shadetrack blinds (Westral) remote electric
- New shower screens (with enduro shield coating) & hardware
- New Pelmets & sheers to living area
- New Cistern in master toilet
- New quality handles to all cabinetry (Marina Isles)
- New quality plated taps & hardware to 2 bathrooms & laundry
- New sink & taps
- Coffered & vaulted ceilings
- Caravan high new Gryphon classic cream double garage with potential drive through access for the boat or caravan through the rear roller door to the back.
- Automated café blinds Alfresco area for great entertaining & outdoor hosting
- Limestone liquid driveway, extra limestone planters & blocks to side wall
- Roof capping-Re -Pointed
- All fascia replaced color bond - Classic Cream
- All gutters replaced color bond-Classic cream
- Gable roof patio-Insulated-remote fan & light-Classic patio
- New coach lights to front and around outside walls



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Live the true beachside lifestyle.

This remarkable home is in short walking distance to the pristine waters of Avalon Bay, Village Beach & Community Park, Deli and the local cafe; La Belle Patisserie. Also, in the area is Falcon Primary School, Miami Shopping Plaza, Port Bouvard Marina, shops, taverns, restaurants, surf beaches, fishing spots and so much more.

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.

More About this Property

Property ID 4P0ZFF2

Property Type House

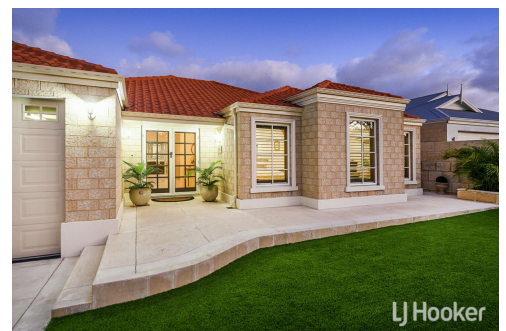
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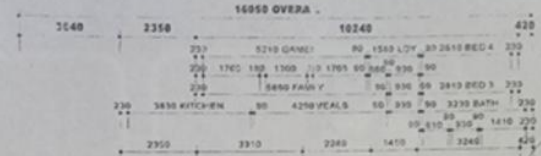
FIXING CARPENTER NOTE
 100mm ANGLE SHELF & RAIL
 100mm HIGH TO BEDS 2, 3 & 4

100mm ANGLE SHELF & RAIL
 100mm HIGH TO WIR

WALK RAIL TO BE FIXED
 100mm ABOVE FFL

W/OF SKIRTINGS THROUGHOUT
 EXCEPT WET AREAS

CeILING FIXER NOTE
 CEILING TO RIBS &
 LINERS TO BE AT 2500,
 UNLESS OTHERWISE
 NOTED

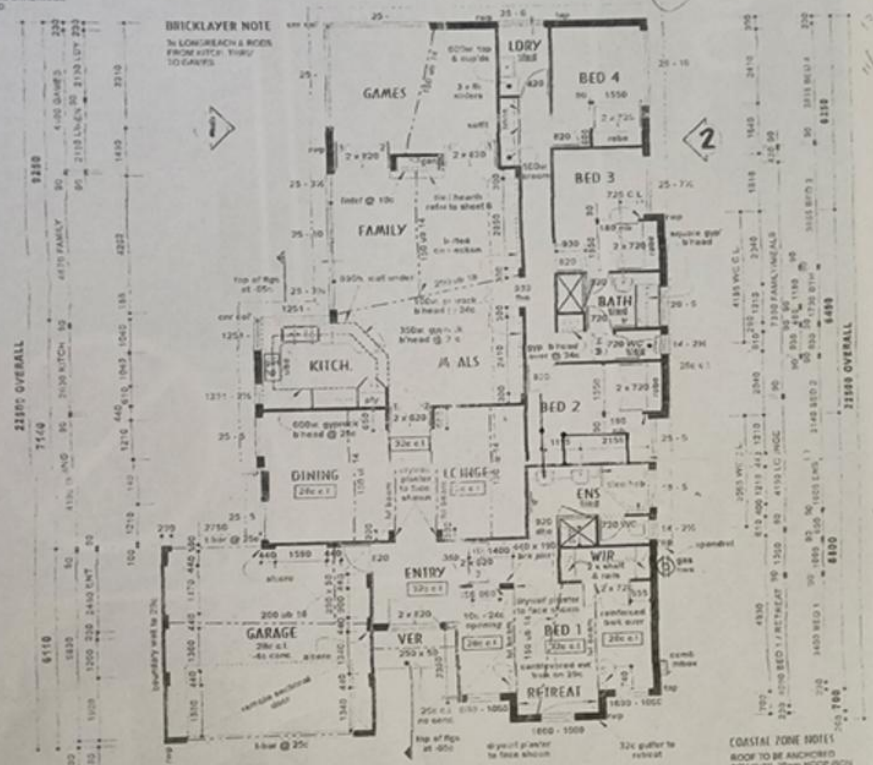


CLIENT NOTE

DIMENSIONS SHOWN ON
 PLAN ARE BRICK BEDS
 PLEASE ALLOW AN EXTRA
 10mm TO EACH WALL FOR
 PLASTER & SET

THIS ALLOWANCE SHOULD
 BE CONSIDERED WHEN
 CALCULATING CLEARANCES
 FOR FUTURE FITTINGS

BRICKLAYER NOTE
 IN LONG REACH & ROOFS
 FROM KITCHEN THROUGH
 TO GAMER



AREAS
 HOUSE 23000
 TERRACE 3.12
 VERANDAH 3.12
 TOTAL 272.28
 PERIMETER 70.50

COASTAL ZONE NOTES
 ROOF TO BE ANCHORED
 DOWN BY 25mm PROCPROX
 STRIPS DOWN THE W/OF
 AT 900 CTS

USE 300mm STAINLESS STEEL
 GRADE FIXPURLINES

TREATED INTERNAL STEEL BEAMS

GALVANIZED EXTERNAL
 LINTELS & T-SAILS

ATTACHED PERS AT 100mm CTS

GALVANIZED ROOFING SAILS

RAY FLEX RIBBLE GRIPPED TO
 STEEL BEAMS

ROOF SHIP SELECTED AT 600 CTS
 TO TOP OF T-SAILS, TO LOOP ROOF
 IRON THROUGH

RICHMOND

PLAN

**FEDERATION L'STONE
 LAID 1/2 BOND**



PROPOSED RESIDENCE TO BE ERRECTED ON -
**Lot 506 Alexis Circle,
 Wannup.**
 FOR -
Mr M. P. & Mrs J. C. K. nama

AMENDMENT
 1-05561 PHEON CG
 2-05501 VIC ST GARY
 28-0501 VIC S CO

URBAN - C5
 DATE - 12-03-01
 SCALE - 1:100
 SHEET 1 OF 6 DSS1
 JOB No. 13089



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