

**17 Richview Ramble, Wannanup, WA, 6210**



**House For Sale**

Saturday, 30 November 2024

17 Richview Ramble, Wannanup, WA, 6210

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## Immaculate Coastal Entertainer

### What We Love

Perfectly positioned just a few minutes' drive from the golden sand beaches of Avalon, the placid waters of the Peel Inlet and the Dawesville Channel, linking the Indian Ocean to the Estuary, this 4 x 2 x 2 solid double brick family home was built in 2013. It sits proudly on an elevated, 580sqm level block. This highly desirable location is a Mecca, providing so many options for beach lovers, surfing, fishing, water sport and boating enthusiasts and represents the perfect destination to feel the holiday azure all year round.

### What To Know

This spacious, very low maintenance, immaculately presented family home has been well designed and was built to the highest of standards, providing an extensive, tiled, open plan layout with kitchen/dining/family centralized area overlooking a fabulous undercover, paved, gable patio entertaining area, ideal for entertaining guests all year round. There is also a spacious, separate theatre room for all your favourite films, and a well-appointed Chef's kitchen at the heart of the home. This comes complete with a long Island benchtop and breakfast bar, double sink, Bosch dishwasher, Technica Stainless steel oven and gas cooktop, rangehood, double fridge recess, soft sliding cupboards and drawers, built in microwave recess, separate pantry and customised window splash back to allow in plenty of natural light whilst you prepare your favourite culinary delights for your family and friends.

All the bedroom sizes are extremely generous and have customized built in shelving and clothes racks to keep everything organized. The master bedroom is spacious and has a walk-in robe with a well-presented ensuite bathroom and toilet.

The reticulated, neat and easy-care gardens have been landscaped, providing just enough lawn area for your children to play, whilst being water efficient with large mulch areas. Custom planter boxes have been erected for all your favourite vegetables and herbs, combined with boarder plants and other low maintenance shrubs which will appeal to those who are climate conscious.

To the rear of the garden is a lockable 6 x 3 powered workshop with shelving and workbench allowing you to keep all your tools, sporting equipment and bikes etc., preciously locked away.

### Other Key Features;

- Reverse cycle air conditioning.
- Double lock up remote garage with shopper's entrance.
- Wide entrance hall.
- Neutral & tasteful décor, light and bright throughout.
- Walk through gated side access to the rear (fully secured)
- Auto reticulated gardens.
- Instant gas hot water system
- 18 Solar panels to cut down your electricity bills.
- Modern bathrooms with separate bath and shower.
- Decent sized laundry.
- Crim safe security screens – safe and secure environment.
- Water Rates approx \$1,565.00
- Council Rates approx \$2,200.00

If you are looking for a solid, well maintained and loved family home, with nothing to spend, in the high growth area of Wannanup, close to all amenities and infrastructure, with great shopping, fantastic beaches and the estuary close by. This property would be well-suited to a wide range of buyers, from families and retirees to young couples, FIFO workers,

or those looking for a savvy AirBnB investment.  
Viewing this property is an absolute must!

Who to talk to:

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