

# 4 Boddington Court, Dawesville, WA 6211

Mandurah

## Sold House

Tuesday, 7 January 2025

4 Boddington Court, Dawesville, WA 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 738 m2

Type: House



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## Contact agent

Welcome to your dream oasis at 4 Boddington Court, where modern luxury meets coastal living. This stunning Plunkett-built home only 2 houses from the beach, constructed in 2016, offers an impressive layout perfect for family living and entertaining. Imagine being only a hop skip and a jump away from some of the best swimming, surfing and fishing beaches Mandurah has to offer. Or if golf is your hobby, 5 minutes' drive to the renowned Dawesville Cutt Golf Course, minutes' drive to choice of Private or Public Primary Schools and Coles Shopping centre, all these facilities on your doorstep!! The residence features four spacious bedrooms, including a luxuries king-sized master suite that boasts a massive walk-in robe and built-in cupboards, beautiful ensuite with separate toilet for privacy, split reverse cycle air conditioning and ceiling fan along with direct access to the alfresco area. Bedroom 2 is king size with double built in robes, bedroom 3 queen size with double robes, bed 4 queen size with double robes and split reverse cycle air conditioning. The family bathroom also offers direct access to the outside of the home, perfect access from the pool and beach, you can easily enjoy sunny days without the hassle of running inside. The bright and airy open-plan living spaces are designed for relaxation and socializing. Featuring a family room with pool access, a meals area with double doors leading to the North East facing alfresco and a dedicated theatre room complete with a projector, screen and sound system for movie nights. You also have bifold windows that open to a bar area, imagine watching the footy grand final from your alfresco area!! The chef's kitchen is a standout feature, equipped with elegant stone tops, a spacious walk-in pantry, and a butler's pantry for added convenience. Step outside to discover the expansive north- east facing alfresco area, where you can entertain guests all year round and a sit-up bar overlooking the theatre room via bi-fold windows, separate gazebo area with a built-in gas BBQ, a cozy cabana, perfect for hosting friends and family by the inviting pool. In addition to its luxurious features, this home is designed with sustainability in mind. Enjoy the benefits of 22 solar panels (6 kilowatt), an electric heat pump hot water system and three split reverse cycle air conditioning units, ensuring comfort while keeping energy costs down. The property also features 6m x 4m shed and secure undercover parking for a boat or van. Electric front gates lead to the garage, which accommodates a 4x4 with a roof rack, while NBN connectivity ensures you stay connected. • Secure front electric gates to garage • Under cover parking for boat or caravan • Garage fits 4 x 4 with roof racks • 22 solar panels, 6m x 4m shed, NBN • 3 split reverse cycle air conditioners Located in the tranquil suburb of Dawesville, this property offers a relaxed lifestyle just moments from pristine beaches and local amenities. Don't miss your chance to own this slice of paradise! Contact us today for a private viewing and make 4 Boddington Court your forever home. This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information, or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.