

4 Wandoo Place, Cowaramup, WA, 6284



House For Sale

Friday, 15 November 2024

4 Wandoo Place, Cowaramup, WA, 6284

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House

The Birds, The Trees, The Lifestyle to Please

Nestled on the banks of pristine forest, gorgeous creekline and natural billabong, this magnificent custom designed Parkwater residence is sure to please.

Never before offered to market and located in Parkwater Estate's best street by a country mile, 4 Wandoo Place Cowaramup is positioned on 824m², offering elevated north facing views across pristine protected forest.

Beautifully positioned and perfectly orientated to capture northern winter sunshine and soaring high treetops across the surrounding valley. Watch the blue wrens dance across your verandah balustrade, whilst you relax and unwind on your elevated deck outdoor entertaining area, ideally sheltered from your prevailing southerly winds. Outdoor entertaining doesn't stop on your upper deck landing, just head down under to enjoy your own custom understory space, where you can enjoy a laugh and serve your friends a few pre-dinner drinks.

A smartly designed residence for the growing family, or those seeking to downsize in style, the home enjoys stunning natural scenery from your everyday living space. Pure comfort resides here, the warming slow combustion fireplace for chilly winter evenings, the easiness of R/C A/C for all seasons, and soaring high ceiling across your main living area, drawing the blue skies and superb natural light into your home across the cooler months. A home design which brings the outdoors in, the easy living floor plan offers three king size bedrooms, two main bathrooms, huge private second living space, five star kitchen design with extra spacious scullery fit out, expansive laundry area with custom walk in linen space, plus massive secure double garage with high ceilings and shoppers entrance, all spaces binding seamlessly to showcase this magic custom home.

Fresh coastal features of light weatherboard, local stone works, Colorbond, hard wood decked front entry and expansive stacker doors which open from the main living onto the rear decked landing, keep the natural down south flavours flowing across the home. Extra interior features include LED lighting, solid timber style flooring, window treatments, sharp skillion designer raked ceilings, and a must have gourmet kitchen. The designer kitchen offers the luxury of quality and space, the central island features deep dual sink and curved tapware, plus fitted white Ariston dishwasher and under bench white custom cabinetry. The chef is treated to a built in 900mm Miele wall oven, five burner gas hot plate and microwave recess. The main kitchen space also includes a huge double fridge recess, exceptional white custom cabinetry storage, plus extra scullery space which features an extra preparation bench, custom appliance recess space, and tall white pantry providing more than enough storage. The home's spacious bathrooms are designed to match, with custom trim bathroom mirrors, vanities and tapware, separate WC's, hand selected shower ware, towel rails, heat lamps, kids bath and glass shower recesses.

The native reticulated landscaped gardens bring an abundance of passing birdlife and the property offers excellent rural style boundary fencing, just perfect for young children and the family pets. There is also a dedicated rural access gate to the adjoining bushland and Solar Energy system installed for saving power and money! Perfectly positioned on a quiet no-through road with surrounding walk trails right on your doorstep to enjoy morning and evening strolls. The "Rails to Trails" mountain biking and walking trail meanders straight past Parkwater Forest, leading you all the way to Margaret River for a Sunday bike ride.

This easy living custom home is located just a stone's throw from Cowaramup's charming town centre, which features the nearby primary school, footy ovals, basketball courts, BMX track and skatepark. Cowaramup's ever popular location, provides instant access to the region's world class surfing breaks, glorious beaches and endless selection of world class wineries and breweries. For locals looking for an evening catch up with friends, the town offers a range of local options, from your Servo Taphouse, West Winds Distillery & Tavern, and the ever popular Cowaramup Districts Social Club, plus day time options are ever present if you're seeking a nice hot coffee, casual lunch, fresh baked bread, gourmet treats, fresh meats, postal service, pharmacy or seasonal gardening supplies.

Positioned in the heart of the prime south west region, you're only 10mins to Gracetown, less than 15mins to Margaret

River and 20mins to Vasse. Live the real down south lifestyle amongst Parkwater Estate's amazing natural setting, where you can enjoy the relaxed community of Cowaramup, which rests right at the epicentre of the Cape to Cape region.

Inspection is an absolute must, please contact Tony Farris for inspection times.

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