

54 Bailey Boulevard, Dawesville, WA, 6211



House For Sale

Tuesday, 26 November 2024

54 Bailey Boulevard, Dawesville, WA, 6211

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Paul Simeone
0895374444

Near New Melros Beach House

SET DATE SALE: All offers are to be presented by 2pm Wednesday December 4, 2024. The seller reserves the right to accept an offer prior to the close of the set date sale.

What to love:

This beautifully appointed 4x2x2 Redink family home, built in 2022, offers a modern coastal lifestyle in the heart of Melros. Positioned on an elevated 465sqm easy-care block, this double-brick home is thoughtfully designed and completed to the highest standards, both inside and out. Located just a minute's drive from the golden sands and turquoise waters of Melros Beach and the brand-new Coles Florida Shopping Precinct, this home is perfectly situated for convenience and leisure. With two great schools nearby and just five minutes from the Estuary, "The Cut" Golf Course, Port Bouvard Marina, and the Dawesville Channel, this is a fantastic place to call home.

The home's contemporary design features an open-plan layout complemented by a pastel neutral colour scheme, durable hybrid flooring, and plenty of natural light. The heart of the home is a chef's dream kitchen, equipped with premium Electrolux appliances, stone benchtops, and an island bench with ample storage. Flowing seamlessly into the main living and dining areas, the kitchen overlooks a private, paved alfresco entertaining area complete with café blinds and a shade sail—perfect for hosting guests all year round.

The master suite offers a luxurious retreat, featuring an ensuite with a double vanity, large shower, heated towel rack, and walk-in robe. Additional bedrooms are generously sized with built-in robes, ensuring comfort for the whole family. Outside, the home is surrounded by meticulously maintained, reticulated gardens and lawns that complement the alfresco space.

This property is well-suited to a range of buyers, from families and retirees to young couples, FIFO workers, or those looking for a savvy AirBnB investment. Its prime location allows easy access to all your favorite coastal activities, including fishing, surfing, and boating at "Boaties" sandy beach launch, just a minute away.

* Owners are willing to rent back the property for a period of upto 6 months at a fair market rate.

What to Know:

- Fully completed 4x2x2 open-plan family home with extra activity room and alfresco on a 465sqm block.
- Perfectly manicured, reticulated gardens and lawns.
- Master bedroom with ensuite, walk-in robe, double vanity, large shower, sunlamp, heated towel rack, and additional exhaust fans.
- Stone benchtops throughout the home.
- Four good-sized bedrooms with built-in robes.
- New Daikin reverse cycle air-conditioning with touchpad (zoned).
- 14 Jinko Neo solar panels (6.6kW system) with SG5.0RS inverter.
- Instant gas hot water system.
- LED downlights throughout.
- Fully enclosed and secure with lockable gates.
- Extra-wide garage with shoppers' entrance and integrated workshop.
- Close to public transport, schools, and shopping.
- Water Rates approx \$1,320.00
- Council Rates approx \$2,195.00

Who to talk to:

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