



4 Hartog Pass, WANNANUP FOR SALE



*** UNDER OFFER ***

If lifestyle is important to you, then this beautiful home, with an abundance of space, close to parks, on the beach side of Wannanup could be the perfect place for you and your family. Light and spacious, freshly painted and re-carpeted, this home presents exceptionally well.

Positioned on a generous 563 sqm elevated block, built 2001 this home has 4/5 bedrooms, a study, formal lounge, plus an open plan dining/kitchen/family room and separate games room; space for everyone!

Once inside, through double front doors, the wood laminate floor, high ceilings and neutral colour palette brings an aura of peace and serenity. The master bedroom, off to the left features a lovely bay window, large walk-in robe, ensuite with corner bath and separate toilet/powder room.

Off to the right, the formal lounge with French style patio doors opens onto the front veranda is bright and pleasing, the perfect place to retire from the hustle and bustle of family life.

From the lounge, stairs lead up to a large loft room which has its own balcony, a real sunspot with beautiful views. Fitted with a new split system aircon this room is a perfect retreat or 5th bedroom.

Continuing through the home, the open plan living area enjoys a richness of natural light. The kitchen, featuring a large breakfast bar, an abundance of workbench space, plenty under and over bench cabinets, microwave and fridge recess, walk-in pantry and stainless steel appliances overlooks the dining and family area and separate games room beyond.

The three minor bedrooms are located within a separate wing of the home, each featuring built-in robes and conveniently located close to the second bathroom, WC and laundry.

Other highlights include:

- Brand new double front door
- High ceilings in the main living
- LED lights to main living
- Ducted evaporative air con
- Gas bayonets to main living and lounge



Jan Holloway

Principal - Lewis Holloway Property

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- Freshly painted throughout
- New carpets
- A brick paved rear yard bordered by low maintenance, raised gardens beds

This beautiful home, nestled in Port Bouvard between the ocean and the canals is close to the surfer's paradise of Avalon Bay, near to "The Cut" golf course and close to boat ramps making it easy to take advantage of the aquatic lifestyle Mandurah has to offer.

Disclaimer: This information is provided for general information and is based on information provided by the Seller. No warranty is made as to its accuracy and interested parties should conduct their own research.

Features

2 Toilets
Built-In Robes
1 Ensuite
2 Living Areas
2 Open Spaces For Vehicles
Air Conditioning

Land size

563.00 Sqm



Jan Holloway

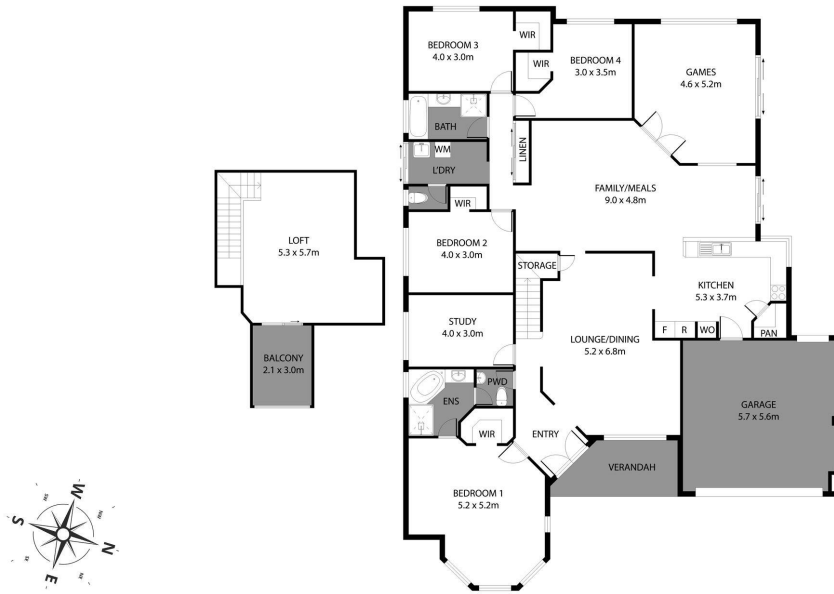
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LEWIS HOLLOWAY
PROPERTY

4 Hartog Pass, Wannanup/325.3m²



Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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