



### 31 Richview Ramble, WANNANUP FOR SALE



#### Great home, great kitchen....

This 4 x 2, double lock up garage with theatre room residence is in wonderful Port Bouvard and is the ideal first home or investment.

The fantastic home is also close to schools, a shopping center, the marina, a golf club, Dawesville Channel, Avalon Beach, and Sportsman's Club.

Be a part of the wonderful lifestyle of fishing, surfing, boating, scenic walks, crabbing, golfing, and much more!

Quality features of this home include the following:-

- Stunning custom-built, high gloss black and white kitchen with oversized countertops, ideal for entertaining
- Extensive food preparation and storage in the amazing kitchen
- Home theatre room
- Ducted reverse cycle air-conditioning throughout
- Open plan living and dining area
- Tiled throughout living areas
- Large backyard
- Solar panels
- Easy care and low maintenance
- Well stocked front and rear gardens
- A variety of mature fruit trees and raised beds, ideal for growing your own vegetables.

At the rear of the home is a large alfresco with cafe blinds, which flows from the main living and kitchen area and backs onto a substantial backyard. The yard has plenty of room for a potential pool, trampoline or to even have a kick of the footy with the kids.

To view this property please call Denise Lewis on 0412 877 613

Agent Note: Dishwasher is included, however, the bottom draw section is not working.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. Interested parties should place no reliance on it and should make their own independent inquiries



**Jan Holloway**

Principal - Lewis Holloway Property

**M:** 0499 955 442

**E:** jan.holloway@smileelite.com

**Features**

Solar Panels  
2 Toilets  
Dishwasher  
1 Ensuite  
2 Living Areas  
1 Carport  
Fully Fenced  
1 Open Spaces For Vehicle  
Outside Entertaining Area  
Remote Garage Door  
Secure Parking  
Air Conditioning  
Evaporative Cooling

**Land size**

589.00 Sqm



**Jan Holloway**

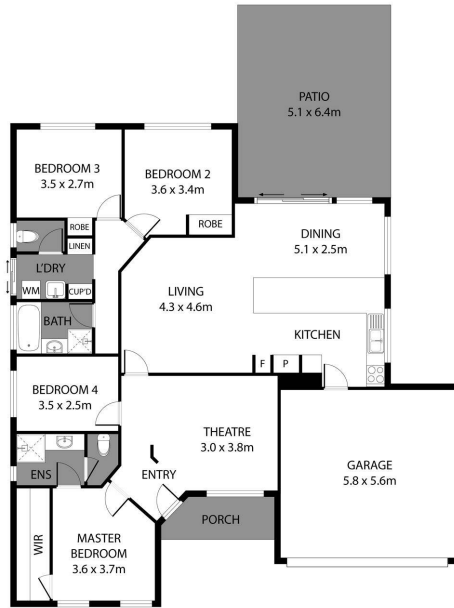
Principal - Lewis Holloway Property

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**LEWIS HOLLOWAY**  
PROPERTY

**31 Richview Ramble, Wannanup**



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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