

Sold



32 Chapman Rd, Dawesville



## PEACE AND QUIET FOREVER!

Your escape to serenity lies here, in the form of this leafy 4 bedroom 1 bathroom locale on a sprawling 1,010sqm (approx.) cul-de-sac block that blends in seamlessly with the bushland and sits only a few hundred metres away from the picturesque Harvey Estuary.

Both the verandah deck at ground level and the upstairs balcony overlook stunning treetops that also shield the house from the street for added privacy. The upper level also plays host to a huge – and versatile – family room that separates the third and fourth bedrooms from one another.

Downstairs, the second bedroom neighbours a practical laundry with a separate toilet and external access, whilst the main bedroom of similar proportions complements the bathroom next door to it – shower, toilet, vanity and all. Charming raked ceilings are a common theme throughout the ground floor, also gracing a spacious open-plan living, dining and kitchen area where most of your casual time will be spent – the latter part of the layout just off the entry and on the other side of the staircase boasting a corner pantry, double sinks, a sleek white electric-upright cooker and more.

There is plenty of space to entertain around the property, with an outdoor trough and barbecue area the perfect place to sit under the shade when it's or when simply looking up at the stars on those brisk winter nights. A huge workshop shed at the rear is every tradesman's dream and leaves heaps of room to park at least two more vehicles inside, away from the single carport attached to the residence.

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<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	81
<b>Land Area</b>	1,010 m2
<b>Floor Area</b>	221 m2

### Agent Details

Hadley Shearn - 0488 012 000

### Office Details

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**mortar & soul**  
REAL ESTATE

Only walking distance separates your front doorstep from a dip in Collins Pool, the majestic Warrungup Spring Reserve and other lush local parklands close to the water, whilst beautiful beaches, several schools, The Cut Golf Course, Port Bouvard Yacht Club, shopping at Mandurah Forum and everything that the Mandurah Marina has to offer are all just a matter of minutes away in their own right. What a location, what a lifestyle!

Other features include, but are not limited to;

- Burning fireplace to the downstairs living/dining area
- Low-maintenance flooring
- Two toilets
- Single carport
- Huge rear workshop shed with space to park at least two more cars inside
- Ground Floor Area – 84sqm (approx.)
- Carport Area – 17sqm (approx.)
- External Area – 30sqm (approx.)
- First Floor Area – 81sqm (approx.)
- Balcony Area – 9sqm (approx.)
- Total Area – 221sqm (approx.)

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