



## 7C Basilica Place, PELICAN POINT, WA 6230

### Waterfront Paradise

It's with great pleasure that I present this two-story, luxury, three-bedroom home in the Grand Canals Estate, Pelican Point.

\* HOME OPEN PLEASE NOTE \*

-> Street Parking Only (not in the driveway)

-> Please remove shoes at the door (new carpets)

Offering breathtaking views of the river and private canal access connecting to the Leschenault Inlet, this architect designed 3-bedroom, 2-bathroom residence is situated on \*498m<sup>2</sup> of premium real estate. Embrace the epitome of lifestyle with estuary walks, kayaking, water sports, fishing and simply kicking back with a cold drink while watching dolphins play in your backyard.

Featuring:

- Option to install a boating pontoon - the Title includes your own private slice of canal

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P190126

**SALE DETAILS**

**From \$990,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Ben Colman**

0490 966 173

access

- 3 spacious bedrooms. The Master includes a spacious ensuite and walk-in robe
- Large open-plan kitchen, dining, and living area with timber flooring
- Expansive glass sliders opening onto a timber deck with canal access
- Upstairs tiled deck for an additional outdoor relaxing space (and view!)
- Modern kitchen with high-quality fittings and ample storage. Gas stove top
- Reverse cycle split-system air conditioning on ground and upper levels
- Low-maintenance gardens
- Double lock-up garage
- \*350m to San Marco Promenade Park
- \*4km to Eaton Fair Shopping Complex
- \*5km to Australind Shopping Village
- Nearby to Eaton Primary School, Australind Senior High, and Our Lady of Mercy College

Strata: \$195.95 / year\* for common driveway insurance

Contact Ben Colman today to schedule your viewing!

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an asterisk for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Water Front, Water Views

- Land Area 498.00 square metres
- Building Area: 171.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







