

Sold



46 Portofino Crescent, Pelican Point



## PRESTIGE COASTAL LIVING ON THE GRAND CANALS

Set within a tightly held private estate in the renowned Grand Canals and positioned at the end of a quiet cul-de-sac, 46 Portofino Crescent, Pelican Point is a prestige residence that instantly commands attention. Built in 2010 on a 483m<sup>2</sup> block, this impressive double storey home delivers an exceptional lifestyle defined by space, light and effortless elegance. With connection to parks, surrounded by waterways and nature reserves, the home offers a rare blend of peaceful seclusion and everyday convenience, with the Bunbury CBD and Australind's shopping, schools and medical facilities just minutes away.

From the moment you step through the large entry, the home reveals a warm and vibrant flow featuring spotted gum timber flooring and designed for both refined entertaining plus relaxed family living. Formal and informal spaces are beautifully balanced, with a front lounge enhanced by crisp white window shutters, flowing through to a formal dining area framed by French glass doors, sheer curtains and sliding

🛏 4 🚿 2 🚗 2 📏 483 m<sup>2</sup>

|               |                    |
|---------------|--------------------|
| Price         | SOLD               |
| Property Type | Residential        |
| Property ID   | 1422               |
| Land Area     | 483 m <sup>2</sup> |

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

Umbrella Realty  
1/98 Stirling Street East Bunbury  
WA 6230 Australia  
(08) 9779 9990



doors that open seamlessly to the alfresco. The heart of the home is the open living and kitchen zone, where stone benchtops, a dishwasher and quality 900mm appliances create a space that is as functional as it is elegant, all with direct access to the outdoors and the double garage.

Entertaining is a standout feature, with a striking gabled alfresco complete with blinds, an additional alfresco area, and convenient side access, making year round hosting effortless while embracing the Grand Canals lifestyle. Upstairs, a second living area with balcony access creates a private retreat. This space connects beautifully to the main bedroom suite, which is light filled and luxurious, opening to the balcony and featuring an open ensuite with bath, double vanity, separate shower and toilet.

This residence is generous and thoughtfully appointed, with four bedrooms all featuring new carpet and built in robes. The main bedroom is a serene sanctuary, while the remaining bedrooms offer comfort and versatility for family or guests. A study downstairs to the front of the home makes it ideal for flexible work from home options.

Comfort is assured all year round with zoned reverse cycle ducted air conditioning by Daikin, and every detail of the home has been meticulously maintained, presenting an immaculate home with absolutely nothing to do. Elegant, spacious, homely and filled with natural light, this is a residence that truly stands apart, offering a Grand Canals lifestyle of distinction in one of Pelican Point's most exclusive pockets.

Offers Over \$1,250,000. Phone Nicole Kelly on 0447 648 842 to experience the wonder of this incredible home.

Umbrella Realty would like to state that no representation or warranties of any nature within this advertisement are given, intended, or implied. Any interested parties should rely on their own inquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested

parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.