

Under Contract



28 Sabot Ave, Waikiki



WHERE EVERY DAY FEELS LIKE A GETAWAY

Welcome to your sanctuary by the sea, nestled in the sought-after Seabreeze Estate in Waikiki. Just a short stroll from the turquoise waters of Warnbro Sound and surrounded by lush parklands and peaceful pathways, this is more than just a home—it's a lifestyle.

From the moment you arrive, there's a sense of calm. The welcoming front façade, with its low maintenance garden and modern lines, sets the tone for what's to come. Step inside and you're greeted by soaring ceilings, warm flooring and sunlit open spaces that flow effortlessly from one to the next.

This home has been designed with both beauty and comfort in mind. Whether you're hosting family and friends under the alfresco, cooking up a storm in the statement kitchen, or enjoying a quiet morning coffee in the light-filled living room—you'll find joy in the everyday moments here.

The master suite offers a serene retreat, privately positioned at the front of

 4  2  2  481 m²

Price	UNDER CONTRACT
Property Type	Residential
Property ID	229
Land Area	481 m ²
Floor Area	200 m ²

AGENT DETAILS

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OFFICE DETAILS

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the home. It's spacious and filled with natural light, a large walk in robe and sleek ensuite to complete the picture. The three additional bedrooms are equally inviting, making this home perfect for families, guests or those working from home.

Outside, the low maintenance gardens mean more time enjoying life and less time working in it. The backyard is fully fenced for peace of mind, while the expansive alfresco invites you to dine under the stars or relax with a good book and a sea breeze.

Everything you need is within easy reach—parks, schools, shops, and transport links—yet it still feels like your own private escape.

Lifestyle Features You'll Love:

- * Welcoming front façade
- * Inviting entry foyer with wood effect flooring and crisp paintwork
- * Stroll to Warnbro Sound beach & nearby parklands
- * Tranquil Seabreeze Estate setting with family-friendly vibes
- * Light-filled interiors with soaring ceilings
- * Spacious master retreat with walk-in robe & private ensuite
- * Ensuite with double vanities and double shower
- * Designer kitchen with stone bench tops & stainless-steel appliances
- * Full size scullery for effortless meal prep and storage
- * Good size laundry off kitchen with sliding door to outside
- * Open-plan living and dining that flows to the alfresco
- * Covered outdoor entertaining area for relaxed gatherings
- * Three additional bedrooms—ideal for kids, guests, or a home office
- * Stylish family bathroom with stone vanity & separate WC
- * Ducted reverse-cycle air con for year-round comfort
- * 6.5kW solar system + instant gas hot water = energy savings
- * Double garage with rear roller access to backyard
- * Artificial lawn front & back, plus established raised garden beds
- * 481sqm block | 200sqm internal space | Built in 2017

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.