



10 John Dory Cove, Wannanup

23m Canal Front On 871m2

- 3x2x2
- 871m2 lot incl water envelope
- 23m expansive water frontage
- 280m2 total building area
- Built 1999 by Dale Alcock
- 10m Floating jetty
- Scarce single level release as most homes in Northport canals are two levels
- NW facing
- Faces two canal openings, with quick ocean access
- Magnificent sunsets await new owners
- 3x2x2 plus study
- Drive through open garage/carport
- Dedicated parking space for caravan or boat

This low maintenance family home situated on the Northport canals is built on a huge 871m2 lot has magnificent canal frontage of 23 metres.

Location is prestigious, as homes on this very short street rarely go to market, especially on this size block. This is your opportunity to secure a very rare single level home on one of the quietest streets in Wannanup.

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FOR SALE

Best Offer Over \$1,695,000

AGENTS

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AGENCY

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LJ Hooker

Built by Dale Alcock, and featuring 208m² internal floor area, 40m² carport, 33m² veranda and porch, with plenty of room for additions. Upgrade kitchen & bathrooms, or throw in a sunken fire pit plus a rim flow lap pool and you will have a very special home on a dream location.

The entrance of this home is very inviting, with a 25 m wide street front and plenty of paved parking, even a dedicated space for a caravan

As you walk through the beautifully landscaped gardens to the front porch, inside you are greeted by a brief reception area separating living and sleeping space.

A small study is located to the left of the entrance facing the street, flanked by the master bedroom to the right also facing the street.

The living and dining area have raking ceilings at approx. 3m high with gorgeous exposed beams.

The entire lounge, living, dining and kitchen area faces the VERY wide canal, gracing this home with spectacular views of two canal openings to the front, as well as the main deep canal to the left and right.

The home has been freshly painted, has recently cleaned carpets and is serviced by a Ducted Toshiba reverse cycle air conditioning.

The garage has very high access and is open drive through towards the canal, but can be easily closed off.

So if you are searching for your permanent residence on the canals, or your much desired holiday home this is your opportunity to secure a rare single level home without the future worry of stairs.

Property Features:

- 3 comfortable bedrooms and two bathrooms, small study
- 10m floating jetty
- Light-filled open-plan living and dining with super high ceilings and windows from ground up.
- " Expansive 872m² lot with room to extend or add a pool, especially with the 23m canal front
- " Large outdoor area ready to be decorated with your outdoor furniture —and enjoy your dream coastal & canal retreat
- Set in a quiet cul-de-sac just moments from the estuary and beaches

Location Highlights:

- Walk or cycle to pristine Dawesville beaches and the Port Bouvard Marina
- Close to The Cut Golf Course, cafes, and local shopping
- Surrounded by nature reserves, waterways, and stunning coastal walks
- Less than 15 minutes to Mandurah city centre

Act fast - 10 John Dory Cove won't last long!

MORE DETAILS

Property ID 4S7EFF2
Property Type House
Land Area 871 m²

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