

## Wannanup, 11 Voyager Close

Outstanding Waterfront Location

- Best offer over \$1,199,000
- Large 705m2 block
- 7m Wooden jetty
- 4x2x2
- Study or 4th bedroom option
- 230m2 internal floor area
- Built 2000
- Green title
- Spectacular sunsets

Located in the desirable area of Port Bouvard, is this very smartly designed canal residence on a massive 705m2 lot. This prime position allows you easy access by boat to the Dawesville Cut, Estuary and Ocean and is only a short stroll away is Avalon Bay with its beautiful family friendly beach renowned for its swimming, surfing and turquoise waters.



**For Sale**  
Best Offer Over \$1,199,000

**View**  
[ljhooker.com.au/4PMMFF2](http://ljhooker.com.au/4PMMFF2)

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**LJ Hooker Mandurah**  
**(08) 9586 5555**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

The unique offering of this single level home is that almost all the rooms capture a glimpse of the water. The central courtyard allows two of the minor bedrooms to capture views of the canal through the windows of the living & dining area, which stretches the entire front of the canal, allowing one to be mesmerised by the frequent visits of the dolphins & pelicans. The house itself has been pushed back towards the canal, increasing the water view angles dramatically.

The street side aspect of this 2000 built home allows ample space for a caravan or boat and visitors parking due to its recessed position from the street, and ample paved driveway area.

The slight portico entrance has a main double door entrance, plus a shoppers entrance into the garage entrance, which is extra deep & wide with side door access to the canal. Immediately to the right of the main entrance is a sun lit North facing Victorian style and very private lounge area, with double door exit to the garden and a fireplace recess with gas bayonet.

The passage then splits to the left and right, offering two separate wings. To the left is the large study which can act as the 4th bedroom by simply installing BIC. The right side of the passage introduces one to the powder room, and two bedrooms with sharing bathroom plus line BIC in the hallway.

Moving towards the front of the home is the master ensuite with rectangular picture window of the canal. Both room & ensuite is very generous in size, and includes double basin, large walk in, spa bath and shower.

The canal front of the home steps down slightly, and is here where the heart of the home is.

Three sliders provide access to the terrace, from either the kitchen, dining or lounge areas.

The kitchen boasts 130 degree water views, and has granite tops and a quality stand-alone Ilve 6 plate (igniter lit) gas top and electric oven.

The dining area has even a vast view of the wide canal, with an outstanding aspect down the channel towards the dolphin occupied Cut.

The TV lounge has a quick switch on gas fireplace, and is lit up with natural light thanks to the central courtyard that divides this home spectacularly in a way that makes this home feel airy and so bright, with the extra option of the courtyard protecting you from a windy day but still allowing for outdoor entertainment.

The east facing alfresco is large and under roof, and can be closed off by simply installing café blinds. The views from this canal frontage offers great sunsets, and expanded view of the channel towards the cut on the left. The wide canal is suited for larger boats, and plenty of space for jet skis.

Property attributes:

- Aluminium windows
- 7m wooden Jetty with power & water



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- Reverse cycle air conditioning
- Wide passages
- Good ceiling height
- Excellent canal frontage

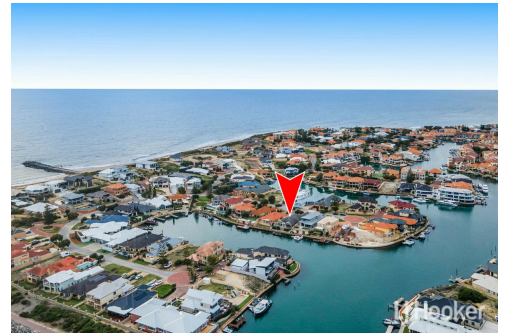
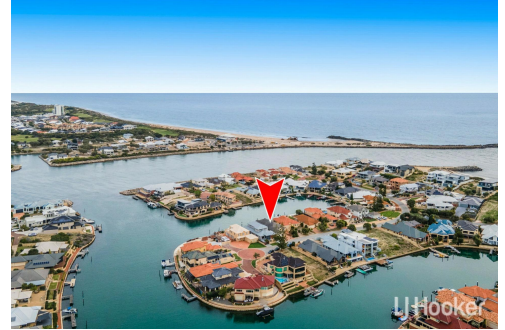
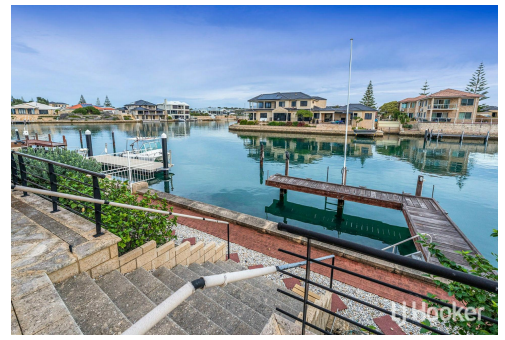
\* Disclosure : The spa has not been used for a very long period, so is not warranted and future owner will need to enclose it.

## More About this Property

Property ID	4PMMFF2
Property Type	House

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