

11 Voyager Close, Wannanup

4 2 2

705m² Prime Canal Position — Renovate & Reap the Rewards

- Large 705m² block incl water envelope
- 7m Wooden jetty
- A Rare Canal Blank Canvas on a luxury location
- 4x2x2
- 8m deep garage
- Study/home office or 4th bedroom option
- 230m² internal floor area
- Built 2000
- Green title
- Spectacular sunsets

This unmissable Canal Lifestyle Renovation Opportunity requires a new coat of paint, window & floor coverings to create Your Dream Canal Retreat.

The land alone is worth almost a million dollars (if you can find a canal lot in Northport) so here is your opportunity to secure a rare Northport waterfront lot & home and upgrade to reap future rewards.

Located in the desirable area of Port Bouvard, is this very smartly designed canal residence on a massive 705m² lot.

FOR SALE
Offer Over \$1,699,000

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

This prime position allows you easy access by boat to the Dawesville Cut, Estuary and ocean.

Only a short stroll away is Avalon Bay with its beautiful family friendly beach renowned for its swimming, surfing, and turquoise waters.

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 which is frequently visited by dolphins & pelicans.

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

The house itself has been pushed back towards the canal, increasing the water view angles dramatically.

The portico has a main double door entrance, plus a shopper's entrance into the garage entrance/study passage allowing a great work from home office environment.

The double garage is extra deep at 8m & wide with side door access to the canal.

Immediately to the right of the main entrance is a sun lit North facing 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, separate powder room plus linen 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, large island , sizeable pantry, and a quality stand-alone five 6 plate (igniter lit) gas top and electric oven .

The dining area has direct views of the wide canal edge, with an outstanding aspect down the channel towards the dolphin occupied Cut.

The TV lounge has a quick switch on gas fireplace and draws plenty natural light 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(10m) and has plenty of space for jet skis.

Property attributes:

- Aluminium windows
- 7m wooden Jetty with power & water
- Reverse cycle air conditioning
- Wide passages
- Good ceiling height
- Excellent canal frontage

Canal Living Awaits Your Personal Touch

- 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 DETAILS

Property ID	4SGUFF2
Property Type	House
House Size	230 m2
Land Area	705 m2
Including	Air Conditioning

Tony Dos Santos 0466 550 512

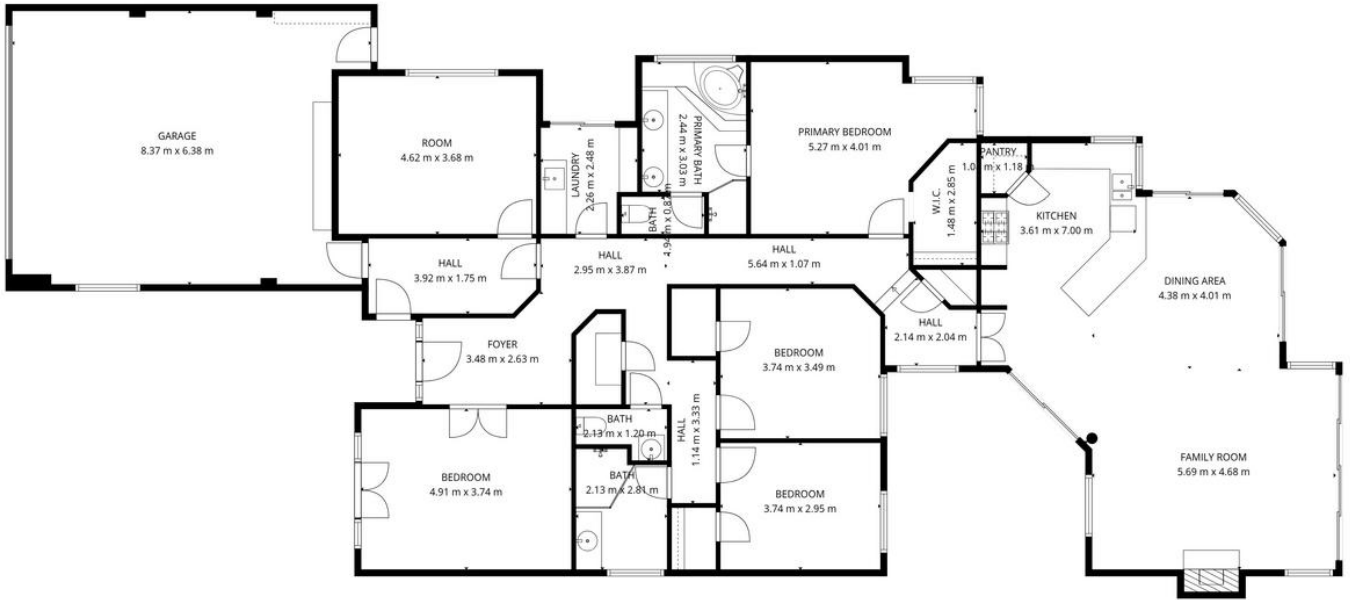
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TOTAL: 213 m²
 1st floor: 213 m²
 EXCLUDED AREAS: GARAGE: 50 m², FIREPLACE: 1 m², WALLS: 15 m²

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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