



15 Cormorant Key, Wannanup

North to the water grand 3 level home

Set Date Sale-Offers by 16 Mar (Unless Sold Prior)

- 6x5x2
- 5 ensuites (2 downstairs, 3 upstairs) and powder room with a shower on the ground floor.
- Built 2007 by Quality builders WESTSTYLE
- Designed by Sam Butto & Associates Architects
- 538m² total build area
- 562m² lot
- Grandiose entrance
- Timber floors throughout
- Ducted vacuum
- Reverse cycle air conditioning
- 2 Boat lifts
- American Oak kitchen with granite tops
- 8m Jetty with power pedestal (10m power & sailboat allowed)
- 23.93m² Alfresco with BBA area attached to spacious 44.69 m² outdoor deck

Discover the perfect blend of space, location, and lifestyle at 15 Cormorant Key, Wannanup. This substantial 6-bedroom, 5-bathroom home sits on an approx. 562 m² block and offers a rare chance to secure a family-friendly property in one of the region's most desirable

6 5 2

FOR SALE

Set Date Sale-Offers by 16 Mar (Unless Sold Prior)

AGENTS

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AGENCY

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



coastal pockets

Step inside through the grand triple feeling volume entrance that sets the tone for the home's spacious design. This soaring foyer creates an immediate sense of space and luxury that flows effortlessly through the rest of the residence, bringing in natural light that floods the spacious open-plan living zones.

? Lifestyle & Location Appeal

With 6 bedrooms & 5 bathrooms, this home has the space to accommodate a large family, extended stayers, or generous guest/in-living arrangements. Large bedrooms & multiple bathrooms make it versatile for families, multi-generational living, or holiday-home style. Enjoy relaxed seaside living with the Indian Ocean to the west, estuary, and marina nearby, and beach access just minutes away. Yet you're still within convenient reach of Mandurah for shops, cafes, and services.

Boating, jet ski, fishing, crabbing, paddling, kayaking ultimate canal living on offer

Located in the highly desirable suburb of Wannanup: coastal setting, appealing lifestyle, and strong resale/future growth potential. Large block size in this street, north facing lots are very rare

Key Features:

- 6 Bedrooms, 5 bathrooms. Spacious master suite with private ensuite, complemented by five additional generous bedrooms (further 3 ensuites, that is 2 en suites downstairs & two upstairs).
- Estuary views from upstairs and downstairs
- " North facing very rare release
- " The block size (562 m²) is reasonably large for the area, giving room for a 44.69m² outdoor deck plus 23.93 m² undercover Alfresco
- Bonus outdoor kitchen/Beefeater Gas BBQ and Qasair range hood and sink.
- Soaring triple volume entrance featuring glass balustrade timber staircase, plus a similar look & feel to the canal facing upstairs master lounge highlighting the architectural prowess of this home.
- 2 Boatlifts plus jetty with power pedestal
- North facing Grand Master en suite upstairs with private lounge attached. This lounge is accessed through double doors and features a kitchenette, and a private balcony with canal & Estuary views, plus the master bedroom also has its own dedicated Juliette balcony. The ensuite is luxurious, and has double vanity, deep spa bath and corner shower.
- 24m² Theatre or games room upstairs
- 20.69m² Under croft with double fish basin, kayak hooks, rod hooks, shelves & BIC
- American Oak kitchen with granite tops, 900mm 5 plate Miele gas top, Built in Miele coffee machine, Miele Electric oven & microwave oven, Integrated Miele Dishwasher
- Severy through kitchen sliders to Alfresco
- American Oak custom built in TV cabinets, bar counter & server
- Five additional generous bedrooms with floor to ceiling robes(further 3 ensuite)
- Four well-appointed bathrooms featuring stone tops, plus toilet & shower attached to laundry offering flexibility and comfort for families or guests.
- " Large open-plan living area x2 with gas fireplace feature wall, and dining zone (comfortable 14-seater) flowing to the outdoors — perfect for everyday living and entertaining.
- Versatile outdoor area, with both under cover and open terrace and outside shower

Lifestyle & Location:

Situated in the sought-after suburb of Wannanup, enjoy relaxed

seaside living with the Indian Ocean to the west, estuary and marina nearby, and beach access just minutes away. Yet you're still within convenient reach of Mandurah for shops, cafes and services.

Why You'll Love It:

Size, quality, location, Excellent condition.

Whether you're upsizing as a family, downsizing and want space and comfort, or seeking lifestyle uplift by the coast - this property delivers. With six bedrooms and five bathrooms, this is truly a home that adapts to your family's needs.

Act Now:

Homes of this size, location, northern aspect and calibre in Wannanup are very rare, and extremely expensive to build or replace. Don't miss your chance to secure a slice of coastal & Estuary living success. Contact Tony to arrange your inspection before open home.

MORE DETAILS

Property ID	4SBEFF2
Property Type	House
Land Area	562 m2

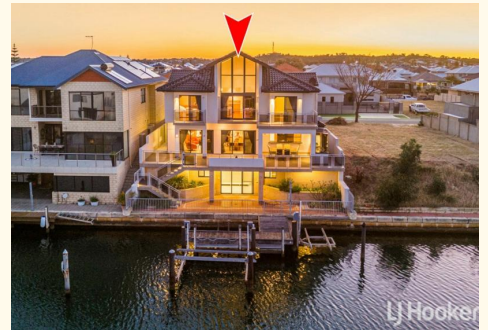
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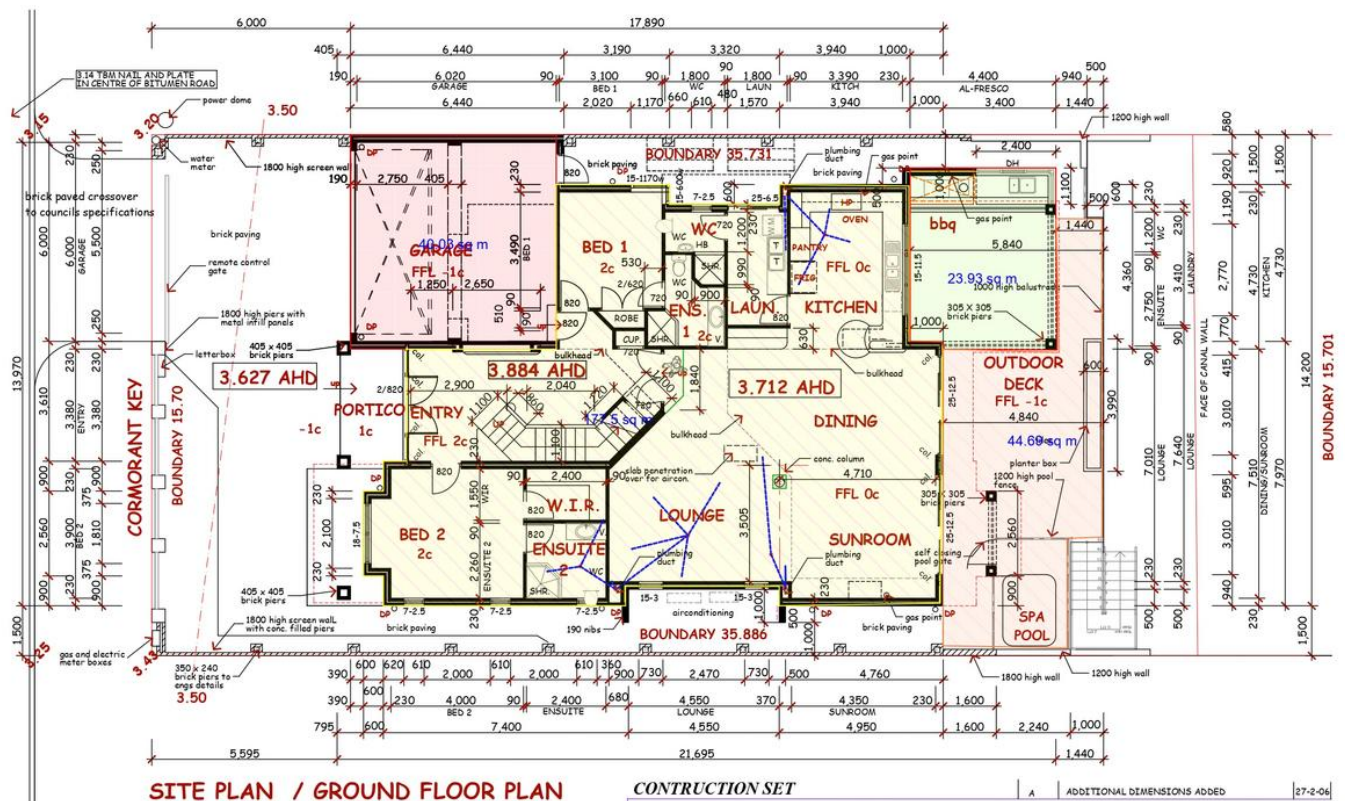
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BUILDING AREAS
 Basement = 20.69m²
 Ground floor = 177.50m²
 1st floor = 209.78m²
 Garage = 40.03m²
 UF Balconies = 22.20m²
 Outdoor Deck = 44.69m²
 Alfresco = 23.93m²

CONSTRUCTION SET



SAM BUTTO & ASSOCIATES
 ARCHITECTS

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A		ADDITIONAL DIMENSIONS ADDED	27-2-06
REV	DESCRIPTION	DATE	
PROJECT	RICCIARDELLO RESIDENCE LOT 815 COMORANT RETREAT PORT BOUARD		
DATE	DRAWN	SCALE	PROJECT NO.
1-10-05	S.B.	1:100	
			SHEET NO.
			A