

Wannanup, 29 Avocet Island Quays

Spectacular Canal, Estuary and Marina Views

- Built in 2004 by Peter Stannard Luxury Home Builders.
- 407m2 building area (including void & staircase of 22.69m2)
- Lot size 537m2 including water envelope
- Jetty with 2.5 ton boat lift(1.25 x2)
- Caravan parking
- Upstairs 27m2 patio with captivating views
- Master downstairs water facing

Located on one of the most desirable Eastport Canals is this spacious family home overlooking the Eastport Marina and Estuary beyond. Accessing the Estuary to the left or the ocean to the right is super convenient , making this property very sought after.



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4 2 2

For Sale

Under Offer

View

ljhooker.com.au/4P6JFF2

Contact

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The size and layout of 29 Avocet Island is ideal for a large family searching for a permanent home on the exclusive Eastport canals in Wannanup, or for those wanting to escape the city and call this address their holiday home. All this just 1hr 15min from Perth. The lifestyle this area offers is unmatched, with endless activities such as boating, fishing, crabbing, paddling, jet ski, golfing and even the beach 2 minutes away to enjoy.

First impression as you approach the front is that of a quality built home, an undisputed fact as this residence was built by Peter Stannard luxury home builders in 2004. This home has been proudly maintained.

The very established front garden is decorated with palms, plants, artificial easy care grass and a large tree that provides a wonderful backdrop to the grand portico entrance. The dedicated caravan parking to the side is an absolute winner for those wanting to boat and travel.

Entering the home through the double doors you will be greeted by the spacious 8m high void decorated with a chandelier and 5 picture windows that provide ample light & warmth into this imposing formal lounge area. This is where the heart of the home is, where friends and guests can sit, relax, and unwind from a long day.

Positioned on the lower floor beyond this void area is the spacious master bedroom, with double door entry to a king-size suite that opens out to the alfresco and enjoys sprawling water & marina views. The master ensuite boasts corner spa bath and corner shower.

The laundry and garage is to the left side of the entry and has generous bench space, laundry chute and outside access. From here one is led into the open plan living & dining area, incorporating a gourmet kitchen with a beautiful outlook of the Marina, and a carpeted sunken TV lounge further reflecting the Estuary views.

The kitchen has ample bench space, good storage, a large slide window, and a walk in pantry, along with the added advantage of being so centrally positioned capturing the waterfront views of the canals and in so giving you the holiday feel all year round. A 900mm Germania gas cooktop and electric oven further enhances this area.

The open dining/family area flows on from the kitchen and leads out through the sliding doors to the alfresco area, where you will have the luxury of soaking up the endless views of the estuary.

The elevated entertaining alfresco can be utilised all year round. Shaded, protected & enclosed by café blinds, this outdoor balcony area overlooks the water and makes the ideal socialising spot whilst enjoying everything that canal life has to offer.

The staircase upstairs is decorated with wrought iron balustrades, and introduces you to the three further bedrooms, study and 25m² lounge with its



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very own kitchenette.

The major attraction here is the massive 27m2 patio overlooking the Estuary to the east and south, with picturesque scenes of boat masts and endless Estuary outlook. This areas elevation is remarkable and something to admire and soak up every day.

The three bedrooms, two of which are water facing, are all spacious and can accommodate either a queen or king- size bed . The guest bedroom enjoys views of the water and has private access to the huge upstairs balcony. The views here are simply spectacular !

The second bathroom upstairs is also large with bath & shower , and can serve all three bedrooms comfortably.

The study nook looks down onto the void, and has the benefit of stepping out on the 7m2 balcony overlooking the front garden with its amazing bird life.

.Features:

- 537sqm lot with approx. 307sqms of living area
- Evaporative Air-conditioning
- Jetty & boat lift
- 2 car garage and parking for ample cars at the front
- Dedicated caravan space
- New hot water system
- Laundry Chute
- Storage under stair case

A perfect home for a yacht, with access to the ocean or moor your boat out the front where fishing and crabbing are only a couple of minutes away.

This within walking distance to Café Coast plus Fish & Chips at The Marina. The world class Dawesville Cut golf course and Avalon Bay just 2min away.

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More About this Property

Property ID	4P6JFF2
Property Type	House
Land Area	536 m ²

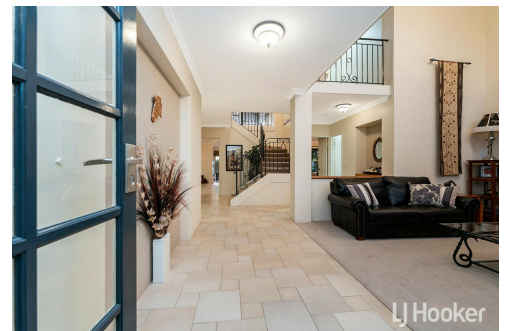
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