



30 Sandpiper Island Retreat, Wannanup

Direct Estuary Facing "Viewtiful" Canal Home

- 3x2x3 with study 4th bedroom option
- Spectacular Direct Estuary views
- Canal view from the street front
- All bedrooms face Estuary/Canal
- Built 2004 by Gary Barnard Homes (GBH)
- 616 m2 lot
- 14m canal/estuary frontage
- 9m Wooden jetty (10m power & sailboat allowed)
- 365 m2 total building area
- 236m2 internal floor area
- 61.5m2 triple garage
- Caravan dedicated pace with extra wide & extra-long driveway

First open home: 23 November (UNLESS SOLD PRIOR).
Private viewings from: From 14 November

This truly stunning home is situated in the highly sort after location in Port Bouvard's Eastport precinct. Set in a quiet cul-de-sac within a short distance to the Dawesville Channel & Golf Course, Marina & boat ramp at your doorstep and restaurants around the corner. This property truly does have it all: Direct Estuary views, canal to the front

3 2 3

FOR SALE

Best Offer Over \$2,375,000

AGENTS

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AGENCY

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LJ Hooker

and back, wooden jetty, caravan space and 3 garages.

Step inside to light-filled living zones that flow effortlessly to outdoor spaces. Large open plan living is a feature of this home, with breathtaking views of the sun rises, canal & Estuary to the front, left and right from the decked Alfresco.

The kitchen is masterful and boasts splendid views of the Estuary, with blue glass splashbacks and stone benchtops & stainless-steel appliances.

The home features three comfortable bedrooms, plus a study downstairs which canal views that can double up as 4th bedroom if required). Making this home very attractive is the fact that all three bedrooms face the Estuary, allowing the fulfillment of stunning sun rises and water views, with boats constantly going by.

The spacious master en suite is located on the ground level facing the Estuary & canal. The ensuite is superb, boasts double vanity, with corner shower.

The two other bedrooms & family bathroom are located up the L Shaped staircase. This floor features a private lounge/tv or games room opening out to the most admirable Estuary views at this elevation.

Outside offers large grounds with superb room for alfresco dining, family activities, boat/trailer storage thanks to the three-car parking capacity. Lightweight undercroft storage is available for kayaks and can easily be closed if required.

Brilliant Features Include:

- 3 bedrooms plus study 4th bed option
- 2 bathrooms, 3 toilets (Downstairs powder room)
- 2 Living areas
- All bedrooms overlooking canal & Estuary
- 9m Jetty & storage under deck
- Reverse cycle air conditioning
- Floated Wood flooring
- Corian benchtops, blue glass splashbacks, coffee station, 4 plate gas top & Ariston electric oven, Bosch Dishwasher
- Easy maintenance
- Reticulated
- 3 car garage plus heaps of parking adding convenience for visitors, boat, trailer, or additional vehicles.
- Dedicated pace for caravan

? Lifestyle Potential

- " With a large 616 m² block, there's ample space both inside and out-room for outdoor entertaining overlooking the Estuary and sightings of kangaroos & dolphins are common here.
- The 3-bedroom, 2-bathroom layout offers a manageable size for couples, families or those seeking a lock-and-leave coastal permanent residence, savvy investment and a near perfect 5 Star holiday home escape & destination.
- Nestled in the sought-after Sandpiper Island Retreat enclave, which is a very desirable area that typically offers premium lifestyle appeal (canal/boating proximity, water vistas, family-friendly environment).
- Located within the coastal suburb of Wannanup, you'll benefit from beach and estuary access, boating and water-based recreation, and a community vibe that balances relaxed living with convenience.
- Homes of this calibre and size in Sandpiper Island Retreat rarely last long. Arrange your inspection today and secure your slice of

coastal opportunity.

Location:

The Port Bouvard Marina is only minutes away, as are all nearby amenities such as restaurants, cafes, The Cut Golf Course, the Port Bouvard Surf Life Saving Club, Miami Shopping Centre and schools. Enjoy the canal lifestyle.

MORE DETAILS

Property ID	4SBCFF2
Property Type	House
Land Area	616 m2

Tony Dos Santos 0466 550 512

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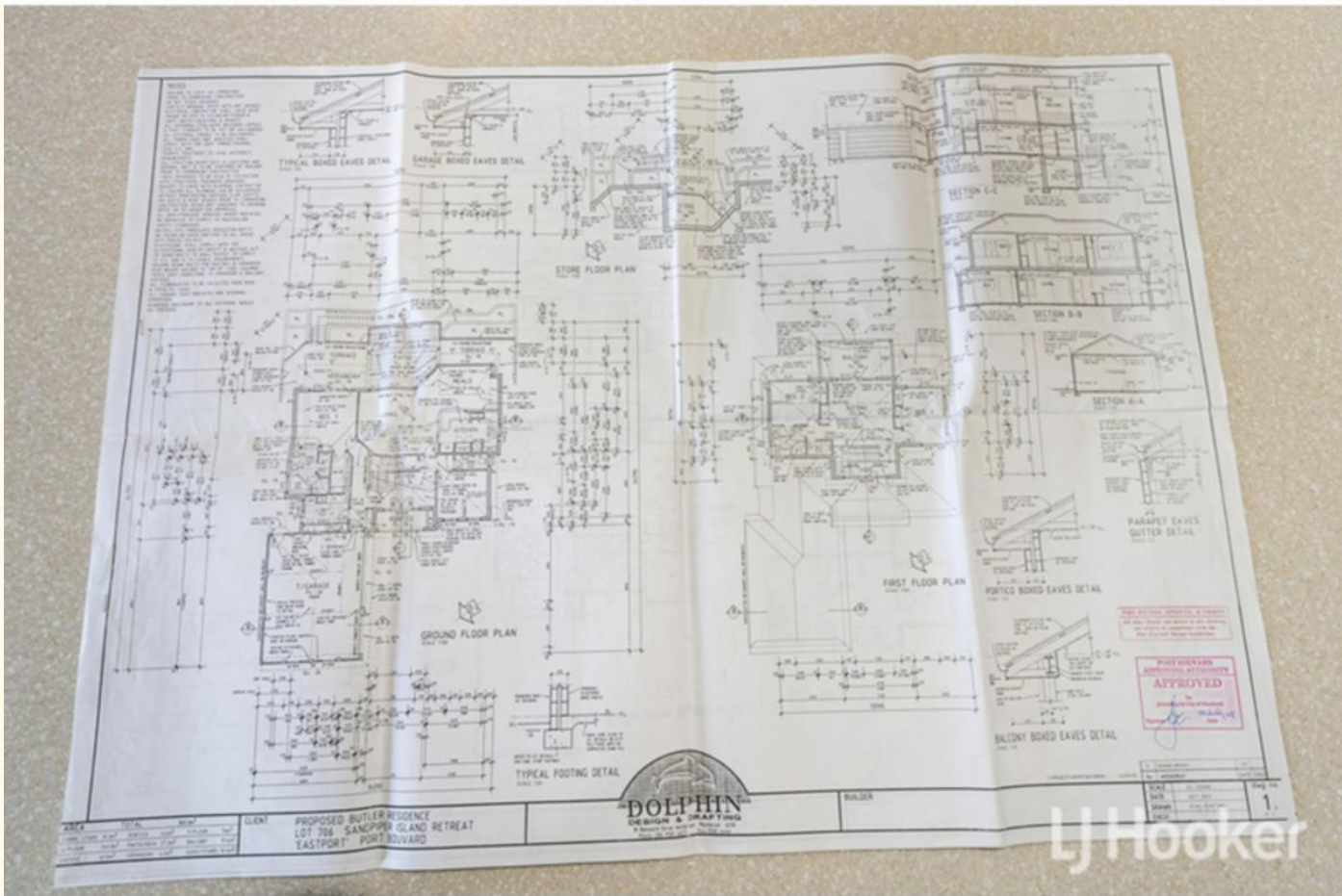
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