

37 Abrolhos Quays, Wannanup

Waterfront to The East Spacious Single level in Prestigious Abrolhos Quays

- 3x3x3
- 3 Bedrooms , two bathrooms plus under croft powder room, study, 3 living zones, 1 dining area
- 3 car Deep garage with roller door & BIC
- 820m2 lot size
- 270m2 internal floor area
- Built 2000
- Jetty (vertical) for boat up to 10m boat & easy access

Set date Sale: Offers over \$2,199,000 by 25 May (Unless Sold Prior)
First Open Home Sunday 3 May 12:30 to 1:15 PM Unless Sold prior

Welcome to 37 Abrolhos Quays, Wannanup —a stunning single level floor plan canal-front residence delivering the ultimate blend in lifestyle and locations, in one of Mandurah's most sought-after waterfront precincts.

Perfectly positioned to capture tranquil canal views to the east, this exceptionally proud owner-built home is designed for those who

3 3 3

FOR SALE

Please Call

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appreciate space, quality, and effortless indoor-outdoor living.

The extended Portico type entrance is flanked by two beautiful waterfalls and lined with established palm trees & cycads. The sheer walk to the front door alone prepares you for what is to come, the heart of the home being the kitchen & the gorgeous cathedral type relaxing/reading zone, all elevated to capture the sunsets to the east, and the neverendingly water aspect to the entire front of the home, a master design & thought out floorplan. Step inside to discover light-filled open-plan living, where the kitchen, dining, and lounge areas connect beautifully.

With a focus on entertaining and relaxed coastal living, the residence offers expansive interiors covered with prestigious Marri flooring, with feature patterns and skirting. The ground level features a central kitchen overlooking the water, with feature window inserts beautifully carved into in the curved & countertop. This area flows seamlessly into the encompassing alfresco area, down to the water's edge. Large sliding doors open to a superb alfresco entertaining area overlooking the canal—the perfect place to enjoy sunset drinks, weekend barbecues, or simply unwind while taking in the peaceful waterfront outlook.

A stunning architecturally designed dual curved staircase flowing from either side of the expansive alfresco area leads you down to the canal level where you find a vertical jetty for a 10m boat, a boat store, with separate toilet & basin as well as well as feature BBQ zone to the undercroft.

The sleeping accommodation provides a private retreat feel with spacious bedrooms, including a master suite designed to capture the calming water views. The master spa bath is designed in such a way that with the elevation created allows for a private unwind and thorough enjoyment of the canal outlook and dolphin spotting, without anyone looking in, a grand design feature indeed.

Key Highlights:

- Stunning canal positioning with views to the East and a wide canal aspect to the North
- " Impressive 10m decked jetty—a fantastic feature (noting the boat lift is non-operational)
- " Exceptional garage space—approx. 8m deep, room for a third vehicle, plus additional storage, and rear roller access
- Soaring high ceilings throughout, including coffered detailing to the dining area
- " Generous internal living area of approx. 271m²
- " Expansive 820m² block, offering both space and presence
- Beautifully established gardens with cycads and mature plantings, creating a warm, homely feel
- Stunning Marri timber flooring with detailed skirting and feature inlays-truly special craftsmanship
- Elevated kitchen with Corian stone benchtops, perfectly positioned to maximise the water outlook
- Full width alfresco with built-in BBQ, ideal for large-scale entertaining
- Architecturally striking dual staircase leading down and up from the undercroft-an impressive design * Built-in fireplace adding warmth and character
- Under-croft area complete with fish cleaning station, BBQ zone, and crab cooker-perfect for the canal lifestyle
- Excellent storage throughout, including built-in cabinetry
- Master suite positioned to capture water views-elevated, private, and offering a truly serene outlook
- Two additional king-sized bedrooms, one with semi-ensuite capability
- Reverse ducted vacuum cycle a/c in living & lounge area, , ceiling

fans to master

- A unique relaxation zone featuring soaring cathedral-style ceilings- an incredibly tranquil and standout space/retreat.

Overall, this is a home with significant presence, thoughtful design, and lifestyle appeal. It offers a combination of scale, character, and waterfront positioning that is rarely found.

Lifestyle Highlights:

- Direct access to Mandurah's renowned canal waterways
- " Minutes to pristine Wannanup beaches(Avalon) and the estuary
- " Close to cafés, restaurants, and Port Bouvard Marina
- Short drive to Mandurah Foreshore and marina precinct
- Surrounded by quality multimillion dollar homes in a peaceful waterfront setting

This is a rare opportunity to secure a premium single level canal-front home in one of Wannanup's most tightly held locations —perfect as a permanent residence, luxury holiday home, or high-performing investment.

Experience waterfront living at its finest.

Contact Tony Dos Santos today to arrange your private inspection.

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MORE DETAILS

Property ID 4T7KFF2
Property Type House

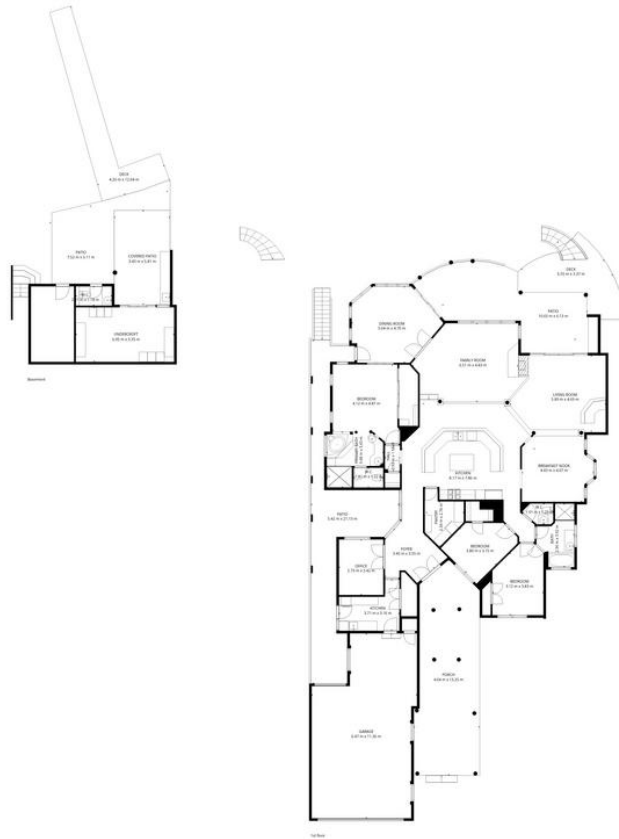
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TOTAL: 288 m2

Basement: 35 m2, 1st floor: 253 m2

EXCLUDED AREAS: DECK: 40 m2, COVERED PATIO: 20 m2, PATIO: 120 m2,
GARAGE: 64 m2, PORCH: 47 m2, WALLS: 22 m2

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