






45 Buckingham Drive, Wannanup

4  2  2 

2019 Single Level Set In The Heart Of Coastal Wannanup

FOR SALE
Best Offer Over \$939,000

AGENTS

Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

- Best offer over \$939,000
- 4x2x2
- 2019 build by Ventura Homes
- 282.54m² building area
- 509m² lot
- 28m² alfresco area with outdoor blinds
- Aggregate driveway and rear aggregate pad
- 5 KW solar

45 Buckingham Drive, Wannanup offers the ultimate coastal lifestyle, set in a sought-after pocket of Wannanup just minutes from the sparkling Indian Ocean, close to the stunning canals & Avalon Beach.

This location is perfect for those wanting the best of both worlds — Estuary and Beach, offering a peaceful residential setting combined with the convenience of nearby amenities. Residents enjoy quick access to Port Bouvard Marina. The Cut Golf Course, local restaurants and beautiful walking trails along the estuary and ocean.

This 2019 Ventura Homes single level family home is spacious at 282m², and features 4-bedroom, 2-bathroom with a sunken theatre

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

room and study nook. Designed for family living and relaxed entertaining with its modern layout and inviting atmosphere, offering the perfect balance of comfort and lifestyle.

The open-plan living, dining and kitchen area is the true hub of the home, flowing seamlessly to the 28m² outdoor Alfresco area —ideal for summer barbecues and gatherings. A separate sunken theatre room equipped with plantation shutters provides the perfect retreat for movie nights or a quiet escape, and there is a quaint study nook incorporated into the floor plan too.

The kitchen is highlighted by stone tops and upmarket appliances such as a La Germania oven, gas top and range hood, with a large walk-in pantry.

The master suite to the front of this single level residence is generously sized with its own ensuite, while the additional three bedrooms at the rear are well-appointed and serviced by a central bathroom, with separate toilet & extra powder basin, making it an ideal home for families of all sizes.

Features:

- Aggregate driveway & pad
- 4 Zone controlled ducted air conditioning
- 5Kw solar
- 28m² Decked alfresco

Whether you're upgrading, looking for a family-friendly environment, investing, or seeking a beach lifestyle change, 45 Buckingham Drive delivers space, style, and location in one impressive package. Enjoy morning walks along pristine beaches, fishing and crabbing in the estuary, or a round of golf at The Cut Golf Course —all just moments from your doorstep. Local schools, shopping, and dining are within easy reach, making this location as practical as it is beautiful. Combines lifestyle and convenience in an enviable setting.

MORE DETAILS

Property ID	4RXVFF2
Property Type	House
Land Area	509 m ²

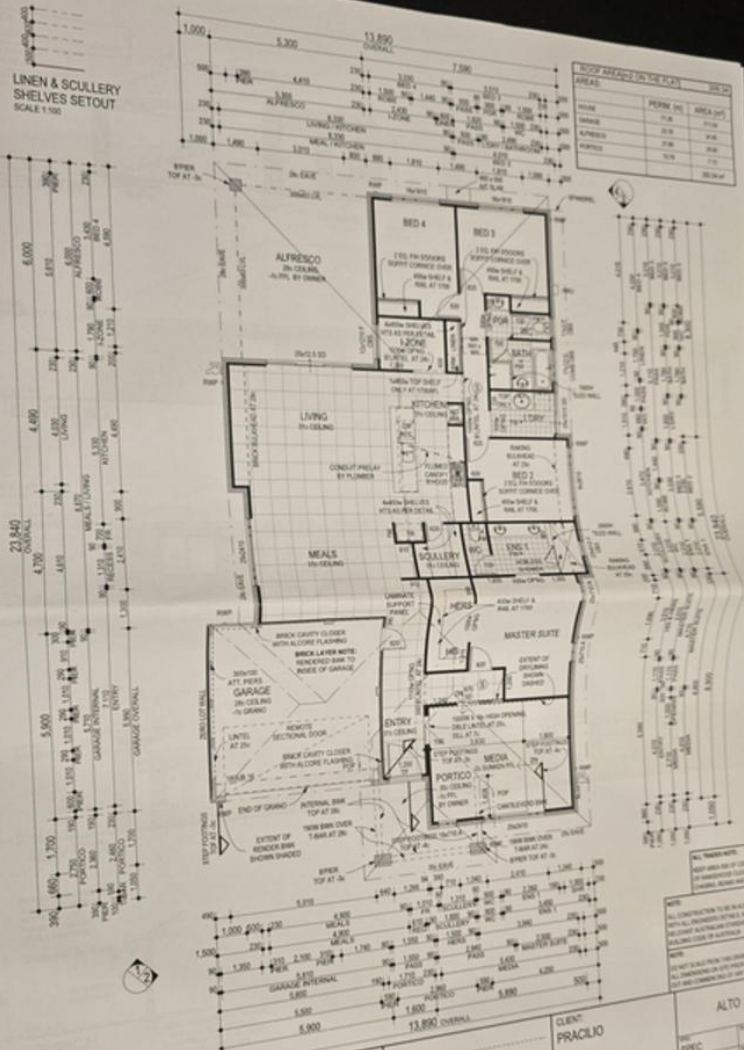
Tony Dos Santos 0466 550 512

Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210
mandurah.ljhooker.com.au | hello.south@ljhpxp.com.au





FLOOR PLAN
SCALE 1/8" = 1'-0"

CLIENT: PRACILIO
ADDRESS: LOT 1201 BUCKINGHAM DRIVE WANNANUP

CLIENT: ALTO

REVISION	NO	DATE	CHK	BY	DATE

DATE: _____
 CLIENT: _____
 DATE: _____
 BUILDERS REPRESENTATIVE: _____
 DATE: _____

SPEC: 12/26/17
 UPDATE 8: 1/11/18
 543 21 64
 1711190

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

