

## Wannanup, 49 Avocet Island Quays

Three level North facing canal splendour with rim flow pool

- Best offer over \$1,599,000
- 4x2x2
- Built 2008
- 641m2 block
- 514m2 total building area
- 320m2 internal floor area
- Rim flow pool
- Parking for caravan & boat & trailer
- 8m Jetty with aluminium ladder
- Sport wet shed/ storage
- Internal access to snooker room/under croft entertainment & dining zone

4 2 2 1

### For Sale

Best offer over \$1,599,000

### View

[ljhooker.com.au/4NDJFF2](http://ljhooker.com.au/4NDJFF2)

### Contact

**Tony Dos Santos**

0466 550 512

[tdossantos.mandurah@ljhooker.com.au](mailto:tdossantos.mandurah@ljhooker.com.au)



**LJ Hooker Mandurah**  
**(08) 9586 5555**

**Disclaimer:** 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.

Immerse yourself in this modern architecturally designed tri-level waterfront home that is situated on a 641m2 north facing canal block, at the very end of the Avocet Island Rtt in East Port.

This home has been carefully designed to take in the water views due to its wide canal location, and was made for entertaining, with bonus stunning views to the estuary from the upper level.

The open plan living zones not only works well for the family, but also is perfect for entertaining your guests, with side to side balconies on the first & second level, supported by a wet shed & snooker room on canal level, with BBQ facilities.

The gourmet kitchen is simply brilliant with quality Miele appliances, plumbed in fridge ready, and boasts plenty of wide stone benches including a breakfast bar. Great cupboard storage completes this kitchen, and again the canal views through the open bi-fold doors from the kitchen / living zones create an impressive open plan flow towards the expansive outdoor decked terrace.

The infinity edge pool is certainly a rarity on canal homes It certainly represents a major feature that forms part of the relaxing timber decked alfresco area and creates an infinity edge blending with the canal water at this elevated position..

The master bedroom is located facing north on the ground level facing the canal, with the pool literally at your doorstep. The ensuite has full height tiling & double vanities, with shower & bath.

Upstairs you will find the large games room/secondary lounge/study option area that leads out to the massive wall to wall balcony. This second level is perfect for relaxing and taking in the breath-taking estuary & canal views.

The 3 secondary bedrooms on this level are all well sized with built in & walk in robes, plus bathroom with shower & bath.

The home also features; a separate theatre room, ducted reverse cycle air conditioning throughout, an under croft-great for the kids or storage, a double garage with extra length & width and private jetty to moor your boat! A stunning residence to make your permanent family home or the perfect holiday home.

Special Features Include:

- Below ground plunge pool overlooking the canals
- A gourmet chefs kitchen overlooking the wide open plan dining & living zones
- Designated closed off theatre room
- Large upstairs balcony leads off the generous size games area or informal living zone
- Reverse ducted cycle air conditioning throughout
- Private L-shaped wooden jetty at your back door
- Huge under croft room, perfect to have direct access to your jetty and an additional storeroom
- Side loading spacious double garage has convenient shoppers entrance to home
- Additional parking has been especially catered for to the front of the property



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- Conveniently located for quick boat access to the Estuary, Channel, Ocean and Port Bouvard Marina

I urge all prospective genuine buyers to take the time to inspect this amazing property.

Call Tony on 0466 550 512 to arrange your appointment to view.

Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.

## More About this Property

Property ID	4NDJFF2
Property Type	House
Land Area	641 m <sup>2</sup>
Including	Pool

### Tony Dos Santos

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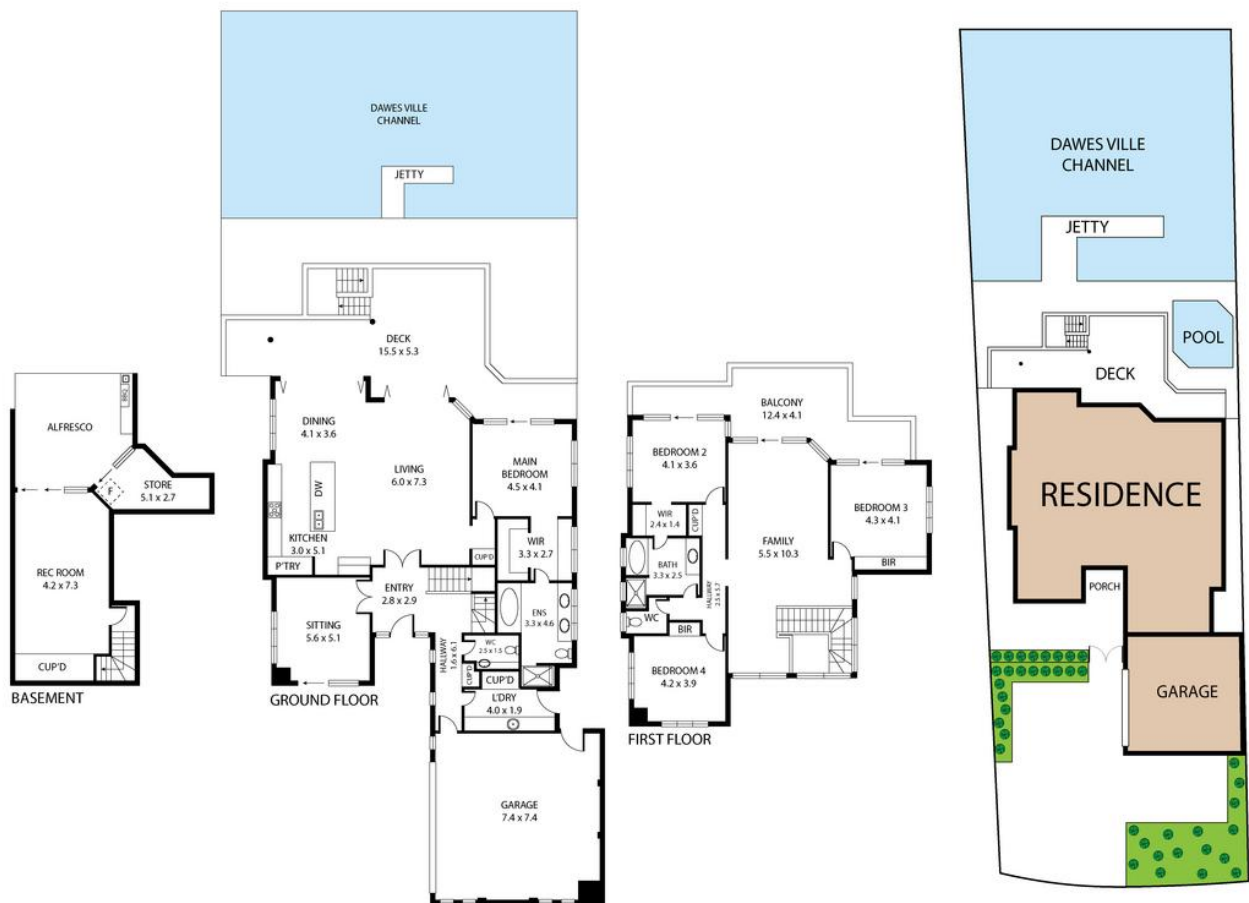
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49 Avocet Island Quays, Wannanup 6210

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.