







5 Avocet Island Quays, Wannanup

North Easterly Aspect, 9m Jetty ,Master en suite both levels

- Offers from $1,620,000
- 562m2 lot
- 19m canal frontage
- 9m jetty
- 288m2 total build area
- 4x2x2
- 2006 build
- Adjacent to the Marina in East Port
- Downstairs and upstairs master en suite

This 4 Bedroom, 2 Bathroom, 2 car garage home boasts 19m CANAL FRONTAGE .
Built in 2006 on 562m2 and located on the sought-after Avocet Island.
Situated with a North Eastly aspect this canal property in East Port is ready & waiting for your nautical vacation or new permanent abode.

Just a short stroll or paddle to the Port Bouvard Marina cafe and Restaurants, making this home convenient and an attractive proposition. The large 9m timber jetty ready for your vessel makes this property perfectly set for the ultimate canal lifestyle.

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.

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FOR SALE
Offers from $1,620,000

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
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AGENCY
LJ Hooker Mandurah
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LJ Hooker

Walking in the double front door entry you are welcomed with a bright tiled entry which runs throughout the main living rooms.

A large home theatre at the base of the stairwell and a well-appointed & beautifully presented master suite with a walk-in robe and ensuite with shower, split a/c and ceiling fan.

Also, on this main level you'll find the powder room for guests or easy access when in the living room.

A large island kitchen bench overlooks the pristine Port Bouvard canals is the heart of the property with a dining room on one side and the main living room on the other. The laundry has ample storage and built in sink.

As you walk up the staircase to the second floor you are greeted by a lovely landing strip (with mounted split a/c) separating master en suite 2 (with shower & bath) and the other two bedrooms.

Bonus feature is that these two bedrooms have access to the separate toilet from the landing strip, adding extra convenience & comfort to this home.

All bedrooms have ceiling fans on this level too. One bedroom has canal window view, and two have split a/c.

Split reverse cycle air conditioning is both up and down stairs and down lights are throughout.

The back brilliantly curved & atheistically pleasing alfresco with high ceilings is an entertainers delight with pull down awnings for all year use as an extension of your living room.

Extra storeroom for all your boating equipment at the rear of the very wide garage for easy access from the canal, plus a door leading from the storeroom into the northern side boundary where a useful garden shed is located.

The wooden 9m long jetty had a wide deck bridge for easy access & exit and overlooks the wide canal (note both aluminium ladders are not remaining, but the floating dock will).

288 build area: 199m2 internal floor, garage 37m2, alfresco 44m2, porch 8m2

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MORE DETAILS

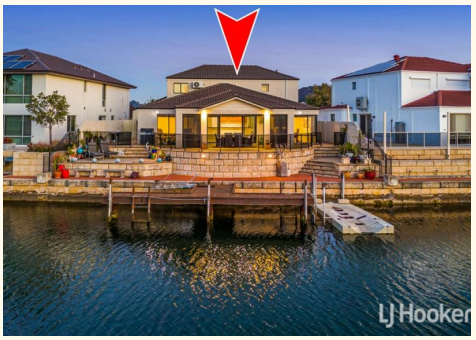
Property ID	4TYWFF2
Property Type	House
Land Area	562 m2

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TOTAL: 199 m2

1st floor: 132 m2, 2nd floor: 67 m2

EXCLUDED AREAS: GARAGE: 37 m2, COVERED PATIO: 44 m2, PORCH: 8 m2,
OPEN TO BELOW: 3 m2, WALLS: 15 m2

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

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