



50 Cormorant Key, Wannanup

North Facing Single Level with Jetty

Best offer over \$1,699,000

- 4x2x2
- 566m² block
- 16 m waterfrontage
- Built 2007
- 7m extra wide jetty with jet ski dock
- Alfresco under cover
- Superb sought after North Easterly aspect.
- 6.5 KW Battery solar

First open home Sunday 12 June at 2pm (Unless Sold Prior)

Situated in the East port Canals , on a very premium street. Boasting 16m of wide canal frontage, 50 Cormorant Key presents the perfect opportunity to secure the waterfront lifestyle you have always dreamed of at this price. North to the water allows you to enjoy this canal home all year round.

The entrance to this solid single level residence is presented by a portico with double door entry that invites you into a spacious foyer that separates the living areas from the sleeping areas. The spacious driveway that leads into the double garage will allow you to park your

4  2  2 

FOR SALE

Best Offer Over \$1,699,000

VIEW

Sun 12th Jul @ 2:00PM - 2:30PM

AGENTS

Tony Dos Santos

0466 550 512

tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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boat, trailer and there is space for a caravan on the verge. You will however want to head straight to the rear of the home where you'll spend 80% of your time. Here you will take in the tranquil outlook of the canal and Estuary to the east, surrounded by many new builds and quality homes.

The open plan kitchen, living & dining zones overlook the canal and flow into the undercover alfresco area. The kitchen is well proportioned, and supported with stone tops, ample cabinetry, and stainless-steel appliances.

The spacious master suite is positioned to the front entrance of the home and features a walk-in robe along with an ensuite which is complete with a spa bath, perfect for relaxing at the end of a long day. New stone tops have been fitted to both bathroom vanities.

The remaining 3 bedrooms are all good height and feature double built in robes with sliding doors and are located central to the second bathroom and the laundry. One bedroom faces the canal to the north, and enjoys spectacular sunlight and breathtaking views, making it a possible double up for a study or home office.

The home offers extras in the form of ducted reverse cycle air-conditioning and shoppers entrance giving secure access from the double car garage into the home.

The jetty offers ladder and plenty space for jet skis and up to a 9m boat.

This property location is close to the Marina, Port Bouvard Surf Life Saving Club, Avalon Bay, and The Cut Golf Course.

With such exceptional value, this canal entertainer won't last long. For further information or a private viewing contact Tony on 0466 550 512

- Total area of 567sqm includes water envelope.

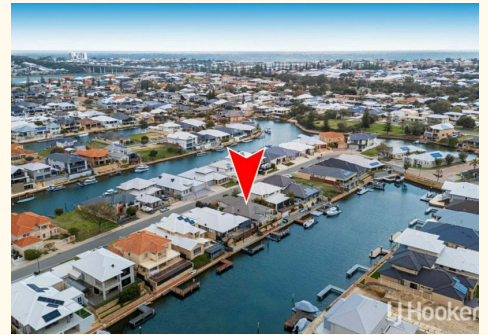
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MORE DETAILS

Property ID	4TJVFF2
Property Type	House
Land Area	567 m2

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TOTAL: 205 m2
 1st floor: 205 m2
 EXCLUDED AREAS: PATIO: 127 m2, DECK: 17 m2, WALLS: 13 m2

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