



54 Voyager Close, Wannanup

## Blue-chip Brand New Oceanside Luxury

- 5x3x4
- Brand new Webb & Brown-Neaves build 2024
- 492m2 total building area (ground floor 182m2, upper floor 155m2, garage 110m2)
- 551 lot size
- Ocean, canal & Estuary views from lower & upper floor
- Every bedroom has a water view
- Two ensuites, two kitchens
- Salt heated pool with 6 jets(app controlled)
- 110m2 4 car garaging plus separate store/wine cellar and smaller boat/trailer recess to the rear

Welcome to 54 Voyager Close, Wannanup - A Refined Expression of Coastal Luxury where architectural elegance meets effortless coastal living featuring constant boats passing, as well as dolphins and even whale sightings.

This brand-new luxury Beachside residence has never been lived in before. Boasting a lift to all 3 levels, dual master Ensuites, this home has been designed for effortless coastal living, comfort, and style showcasing high-end finishes and a thoughtful layout.

5 🏠 3 🚗 4 🚗

### FOR SALE

Best Offer Over \$3,500,000

### AGENTS

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### AGENCY

LJ Hooker Mandurah

(08) 9586 5555

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This modern home delivers a rare combination of luxury, accessibility and low maintenance living just moments from the ocean. Perfectly suited to families, professionals, or those seeking a lock-and-leave coastal retreat, the home features two private ensuites, a private lift, salt heated pool, and generous vehicle accommodation - all wrapped in contemporary beach-house elegance.

This exceptional residence delivers a rare blend of prestige, comfort, and future-proof design in one of Wannanup's most desirable beachside pockets. From the moment you arrive, the home makes a statement. Clean lines, contemporary coastal styling, and an intelligent layout create a sense of understated luxury, while a private internal lift ensures seamless access across levels - a true hallmark of premium, forward-thinking design.

#### Property Highlights:

- Brand new build - move straight in and enjoy, no 4-year build stress and escalating costs. Bypass all this and call 54 Voyager home.
- Two bedrooms with private ensuites - ideal for guests, family, or dual-living comfort each with its own private ensuite
- Private internal lift - future-proofed and effortlessly accessible, across all 3 levels
- Expansive open plan living and dining zones on both levels bathed in natural light.
- Two Stylish modern kitchens with quality SMEG appliances and finishes ideal for entertaining and everyday living on both levels.
- Two hot water systems,
- Salt pool with Genesis pool heater, 6 jets, and honed aggregate with seamless flow
- High cathedral type ceilings on top level
- Floor to ceiling high doors
- Shower in laundry leading out to pool
- Ocean side viewing 180 degrees, with balcony facing Estuary & canal to the east
- Gas fireplace and tv recess on upper level with multiple living areas.
- Four car parking spaces plus boat recess and showroom/wine cellar - rare and highly sought after in coastal homes.
- Designed for low-maintenance, lock-and-leave living.
- Premium coastal location close to beach, waterways and local amenities with constant boats passing, and dolphins and whale sightings.
- Private internal lift, providing effortless access and long-term liveability.
- Relatively Low-maintenance, lock-and-leave design without compromise on space or luxury

#### Lifestyle & Location:

- Set in the sought-after coastal enclave of Wannanup, this home offers the ultimate seaside lifestyle - morning beach walks, sunsets, and ocean breezes, boating and cafes all within easy reach, while Mandurah's city centre is just minutes away. Whether as a full-time residence or an elegant coastal escape, this property delivers lifestyle without compromise.

#### Why You'll Love It:

- With its modern design, dual ensuites, lift access and generous parking, 54 Voyager Close stands out as a rare offering in the coastal market. Brand-new homes of this calibre in Wannanup are tightly held and highly desirable, and new builds have never been released.

#### Why This Home Is Truly Special:

- Homes of this calibre - brand new, lift-equipped, dual-ensuite

beach houses with substantial parking - are exceptionally rare. Whether you are seeking a sophisticated permanent residence, a premium coastal retreat, or a high-end investment, 54 Voyager Close represents a blue-chip opportunity in an elite coastal setting.

A New Benchmark in Beachside Luxury has come to market.

Enquire today to secure this exceptional beachside opportunity.

### MORE DETAILS

Property ID                    4SH8FF2  
Property Type                House

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WEBB BROWN NEWMAN

**CLIENT NOTES**

SKETCHES MAY INCLUDE ITEMS NOT INCLUDED IN BUILDERS STANDARD RANGE. PLEASE CHECK YOUR ADDRESS.

ROOM DIMENSIONS ARE APPROXIMATE.

DETAILS SUBJECT TO STRUCTURAL REQUIREMENTS, PROVISION OF FULL SITE SURVEY AND LOCAL COUNCIL APPROVAL.

DESIGN SKETCHES MAY REQUIRE MODIFICATIONS TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BCA.

HOUSE DESIGN SPECIFICATIONS, COLOURS AND MATERIALS MODIFICATIONS MAY BE REQUIRED TO COMPLY WITH THE ENERGY PROVISIONS OF THE NATIONAL CONSTRUCTION CODE. PLACEMENT ON THE LOT, ORIENTATION AND THE SPECIFIC CLIMATE ZONE WILL AFFECT THESE MODIFICATIONS.

**DESIGN NOTES**

ROOF 3/12 Pitch

Mezz Roof

31c GROUND FLOOR

31c-PL UPPER FLOOR

31c UNDERCROFT

WALL FINISHES TSA.

**PLANNING NOTES**

PLANNING REQD: YES

R-CODE VARIATIONS: YES

R-CODE VARIATIONS:

- WALL HEIGHTS

- SETBACKS

- RETAINING HEIGHTS

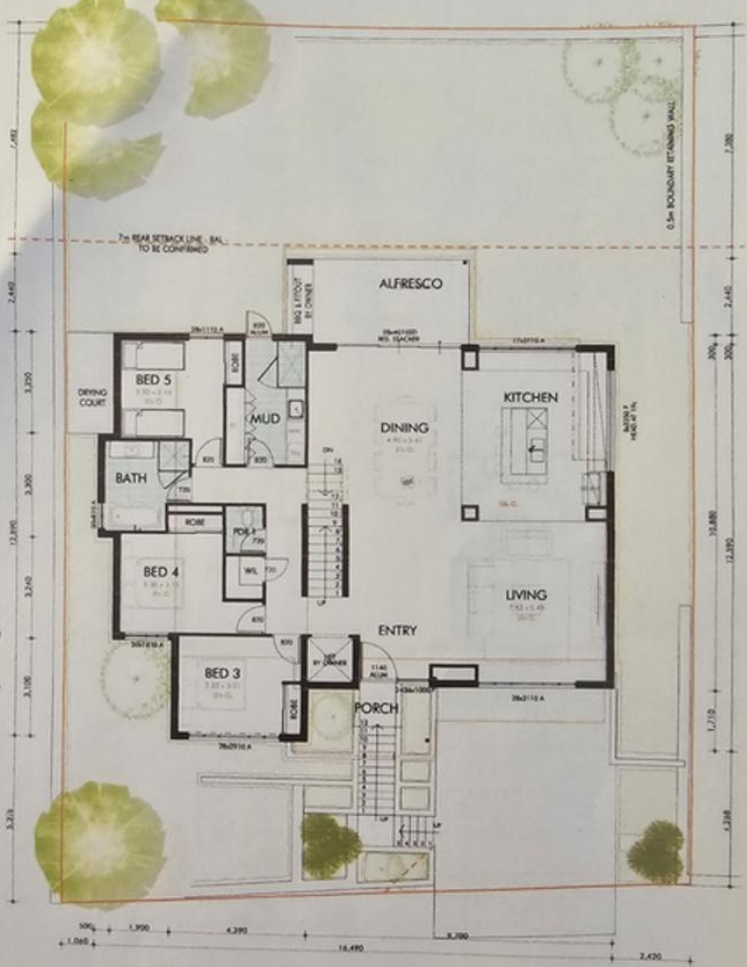
**GREEN TITLE SITE**

**CUSTOMER ACKNOWLEDGEMENT OF NON CONFORMANCE**

The items listed above do not comply with Council design regulations. These items will require a planning assessment and we cannot guarantee their approval. A planning assessment will delay the preconstruction process and may require amendments to the design if the application is unsuccessful. Changes brought about as a result of non-approval will cause a delay in reaching construction and additional costs incurred will be passed on to the client.

Client: \_\_\_\_\_

Client: \_\_\_\_\_



**PROPOSED BUHAGIAR RESIDENCE**

54 VOYAGER CLOSE  
WANNANUP  
DATE: V3 21/12/2020  
DRAWN: DO  
REV: AR  
JOB No: 17577 SKETCH  
CUSTOM HOME



| AREAS        | AREA (M <sup>2</sup> ) | PERCENTAGE (%) |
|--------------|------------------------|----------------|
| GROUND FLOOR | 182.33                 | (58.940%)      |
| UPPER FLOOR  | 155.47                 | (55.560%)      |
| GARAGE       | 110.95                 |                |
| ALFRESCO     | 13.75                  |                |
| PORCH        | 7.15                   |                |
| BALCONY      | 30.80                  |                |
| <b>TOTAL</b> | <b>472.45</b>          |                |

Drawn by: *Archie* 12/23/2020  
 Checked by: *Mrs. Jane Gail Bulagar* 12/24/2020  
 Drawn by: *Archie* 12/23/2020  
 Checked by: *Mrs. Michelle Bulagar* 12/23/2020

**GROUND FLOOR PLAN**  
SCALE: 1:100

