



55 Sandpiper Island Retreat, Wannanup

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## Where Prestige & Versatility Meets The Water

- 3x3x2
- Study 4th bedroom option
- 312m<sup>2</sup> internal floor area
- Total building area 526m<sup>2</sup> incl all balconies, loft & attic, garage, patios/deck, storage
- Built 2018
- 562m<sup>2</sup> lot size
- With Jetty for up to 10m boat
- Featuring a Versatile spacious 150m<sup>2</sup> under croft area.
- Downstairs cocktail bar/kitchen, study, gym, store & relaxation /snooker zone
- 2.8m Super high garage clearance with extra storage /depth
- Loft room/home office or art studio upstairs plus more storage
- Versatile Design / prestige layout/ serene feel
- 34 Brick course high ceilings
- Two kitchens (upstairs/downstairs kitchenette/cocktail bar)
- French Oak-stained floors
- Wainscoting decorated passages & walls
- Island Elegance with Unrivalled Waterfront Luxury

Set date sale: Offers over \$ 2,499,000 by 27 April Unless Sold Prior.

**FOR SALE**

Please Call

**AGENTS**

Tony Dos Santos

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**AGENCY**

LJ Hooker Mandurah

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

First open home Saturday 4 April 12:00 to 1:00PM (Unless Sold Prior).

Welcome to 55 Sandpiper Island Retreat, Wannanup —a breathtaking island residence set within one of the Peel region's most exclusive island enclaves, where luxury meets the serenity of waterfront living.

Perfectly positioned to capture canal views and sunsets to the west, this exceptional 2018 built home delivers a rare combination of architectural sophistication and relaxed coastal lifestyle.

Designed for those who appreciate space, privacy, and effortless entertaining, every detail has been carefully considered to maximise comfort and style.

From the moment you enter this home via a private north facing courtyard you are pleasantly impressed by the extra wide passage, and then warmly greeted by expansive open-plan living areas bathed in natural light, seamlessly connecting indoor and outdoor spaces. These areas are adorned with the sophisticated wainscoting wall décor, that accentuate this home's high walls and ambience.

The designer kitchen forms the centrepiece of the home, complete with premium appliances, dual oven, coffee station, concrete Caesar stone benchtops, generous storage & multiple bins —ideal for both everyday living and hosting on a grand scale. The pantry leads from the main kitchen into a private zone, and there is a further huge laundry with bin and plenty BIC on the other wing of the home.

Floor-to-ceiling glazing frames the tranquil water outlook, while sliding doors open to a stunning alfresco entertaining zone overlooking the canal & fitted with automated Louvre blinds that can be adjusted to suit the mood & weather.. Whether it's sunset drinks, weekend gatherings, or simply unwinding by the water, this home offers a true resort-style experience, unrivalled in décor & features.

The versatile ground floor is superbly complemented by a 150m2 undercroft area boasting cocktail bar with bifold windows, gym, lounge, snooker zone, enclosed study, and a long storage area for kayaks & boat gear accessible from both the inside & outside of this concrete slabbed undercroft. This area is conveniently accessed via an internal staircase for extra convenience & practical usage and is magnificently decorated by hand crafted wall that is opulent and will leave you awestruck. This area also comprises a resort style shower/powder room, plus a fish sink.

The luxurious master suite located to the canal front, provides a private sanctuary with water views, a spacious ensuite, and walk-in robe. Additional bedrooms(with floor to ceiling robes) are generously proportioned, offering flexibility for family and guests.

#### Property Features:

- Waterfront position on exclusive island location
- Private jetty for boating enthusiasts.
- Expansive open-plan living with seamless indoor-outdoor flow
- Designer kitchen with premium finishes and appliances
- Luxurious master suite with ensuite and water views
- Multiple living zones for family flexibility, plus 150m2 undercroft with bar, kitchen & store
- High ceilings and quality finishes throughout
- Double garage with additional storage
- Low-maintenance landscaped grounds

Reverse cycle ducted air conditioning plus 5KW solar further

enhance this home's attributes.

Lifestyle Highlights:

- Set within prestigious Wannanup canal network on blue chip Sandpiper Island Retreat
- " Moments to pristine beaches and the Peel-Harvey Estuary
- " Close to cafés, restaurants, and Port Bouvard Marina
- Easy access to Mandurah Foreshore and marina precinct
- Surrounded by tranquil waterways and coastal walking trails

This is a rare opportunity to secure a premium island residence in one of Wannanup's most tightly held and sought-after locations.

This water edge canal property represents the gateway to your future aquatic playground in this truly magnificent award-winning estate. Located in Eastport within Port Bouvard you have direct access to the Dawesville Channel, Peel / Harvey Estuary, and the ocean. The property is surrounded by million dollar plus homes and is a convenient walking distance to the Port Bouvard Marina / Cafe Coast and is only minutes driving distance to the beach, shops, and schools. Now is the time to secure the canal front lifestyle where you can moor your boat at your back door and enjoy the surrounding waterways of Mandurah

Experience the ultimate in waterfront versatile luxury.

Contact Tony Dos Santos today to arrange your private viewing.

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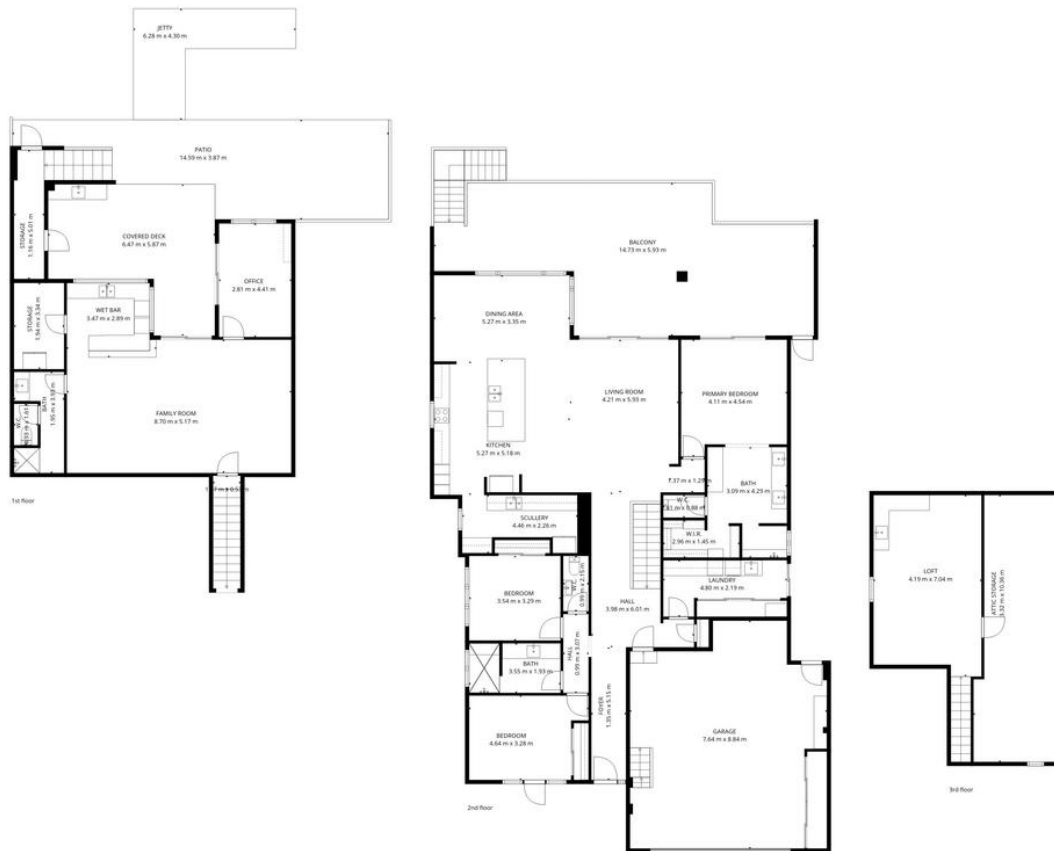
**MORE DETAILS**

Property ID	4T1SFF2
Property Type	House
Land Area	562 m2

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**TOTAL: 310 m2**

1st floor: 78 m2, 2nd floor: 200 m2, 3rd floor: 32 m2

EXCLUDED AREAS: STORAGE: 13 m2, COVERED DECK: 29 m2, PATIO: 43 m2,

JETTY: 15 m2, GARAGE: 58 m2, BALCONY: 71 m2,

LOW CEILING: 17 m2, ATTIC STORAGE: 14 m2, WALLS: 29 m2

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