



71 Avocet Island Quays, Wannanup

## Endless Canal View to the North

- One of the Best canal views in Mandurah
- 4x3x3
- 3 ensuite( 2 ground level, 1 top level)
- Built 2009
- North Aspect
- Jetty & jet ski dock
- 713m2 block size
- 316m2 internal floor area
- Upstairs games/activity or lounge
- Panoramic water view from this wide canal
- Modern Sophisticated finishes
- 2 Outside Showers
- Wrap around balcony to the front
- Ample storage
- Three alfresco areas( two down, one top)

Set Date Sale : Offers over \$2,500,000 by 30 April Unless Sold Prior  
 First Open Home: 4 April 11:00am to 11:45am

This highly impressive three level home offers class, sophistication and practicality in design which is perfect to maximise your living pleasure on the canals.

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**FOR SALE**

Please Call

**AGENTS**

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**AGENCY**

LJ Hooker Mandurah

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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.

 **LJ Hooker**

An entertainers delight positioned with the canal side facing Northeast and on a unique and larger than normal 713m<sup>2</sup> canal lot which looks down the entire canal fairway through the opening to Avocet Island and beyond to Sandpiper Island in Eastport at Port Bouvard.

As you enter the front door your first glimpse of the water is only a sweetener of what is yet to come, a panoramic unobstructed canal view that seems endless and breathtaking at the same time.

The wide passage leads you to an open plan living and dining area with a private enclosed patio that literally feels as though it sits on the edge of the canal.

The modern and very cuisine chef kitchen is further amplified by the custom fitted bar area and seems to form a perfect link and addition the kitchen & dining zone. Canal views from the kitchen & cocktail bar are there for you to absorb & relax watching after a long day.

On the other side of the kitchen is another industrial type of outdoor kitchen boasting pizza oven and another great unobstructed canal aspect, as well as offering a spacious setting for sit down entertainment and dining.

The master en suite is located adjacent to this area, and has soothing views to the canal , with a sublime en suite that includes a spa bath, shower , separate toilet and a full rectangular shaped walk-in.

The sheer elevation from this ground level is an inspiration to any owner, and acknowledgement to the build & designer, and it gets even better one level up as the view transforms into penthouse style.

A long list of outstanding features includes:

- Electronic front gate provides security & privacy within the front low maintenance turfed yard, adorned with a private travertine paved courtyard to enjoy the westerly sunsets.
- A superb large and natural light filled garage with extra height clearance, additional workshop space & storage BIC, rear roller door access, and timber sectional remote garage door.
- Ample room through the rear of the garage to park a boat trailer.
- Impressive Portico entry into the home through the double door entry doors.
- Large study which can double up as a fourth bedroom.
- Solid timber flooring, high ceilings, ducted vacuum system, and reverse cycle zoned air conditioning throughout.
- The master bedroom with water outlook has an expansive ensuite with double vanity, huge open shower recess, heated flooring/towel rails, and spa bath again with water views.
- The showcase of the property is the impressive kitchen design which incorporates the bar area and links you with the living, dining, enclosed alfresco and outdoor area.
- Kleenmaid appliances including self-cleaning oven, induction hotplate, integrated dishwasher, stone bench tops, soft closing drawers, glass splash back, overhead cupboards, steam oven, and a big island bench with additional sink.
- Bar area with stone bench tops, overhead cupboards and Husky wine fridges which are included.
- Enclosed alfresco with timber lined ceiling has bifold doors which open to the balcony area. The outdoor kitchen zone can also be enclosed via bifold & outdoor blinds combination.
- Stainless steel balustrades guide you down the stairs to the canal wall level, which has another raised deck area, fish cleaning sink and large under croft perfect for storing all the boating gear and canal lifestyle equipment.
- Floating timber jetty perfect for a larger vessel plus an additional pontoon to moor a smaller boat.

- Upstairs includes 2 large bedrooms with one having water views and a beautifully appointed bathroom, plus an additional living area/games room complete with kitchenette opening to a large balcony with timber lined ceiling and outstanding views down the entire canal length. The elevation from here is mouth-watering and amazing to say the least. Can also be enclosed with outdoor blinds & plantation shutters.

This amazing canal home has an impeccable quality of finish and a modern sophisticated style which combines with a perfect canal front design to provide you with an effortless lifestyle on the water.

DISCLAIMER: 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. Tony Dos Santos and LJ Hooker Property Experience provides this information without any express or implied warranty as to its accuracy or currency.

## MORE DETAILS

Property ID	4T31FF2
Property Type	House
House Size	316 m2
Land Area	713 m2

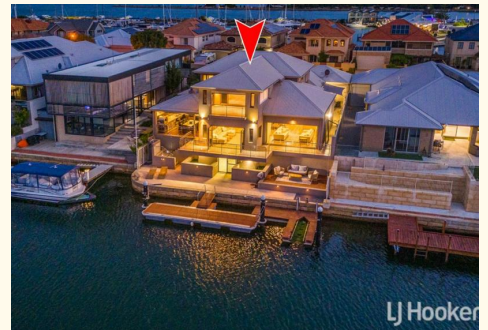
**Tony Dos Santos 0466 550 512**

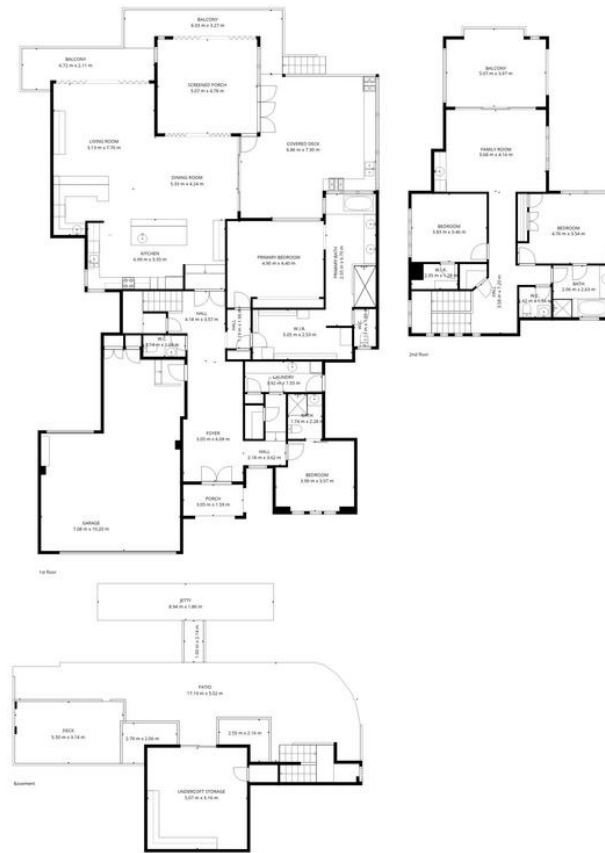
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**TOTAL: 320 m2**  
 Basement: 28 m2, 1st floor: 201 m2, 2nd floor: 91 m2  
 EXCLUDED AREAS: DECK: 17 m2, PATIO: 52 m2, JETTY: 17 m2,  
 " ": 3 m2, PORCH: 5 m2, SCREENED PORCH: 24 m2,  
 COVERED DECK: 43 m2, BALCONY: 45 m2, GARAGE: 58 m2,  
 WALLS: 30 m2

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