



75 Avocet Island Quays, Wannanup

North Facing Single Level Entertainer with Under Croft

- Offers over \$1,899,000 by 19 May Unless Sold Prior
- 3x2x2
- 543m² lot incl water envelope
- 220m² internal floor area
- 3 king-sized bedrooms, two bathrooms
- Central double door theatre/home office or 4th bedroom option
- Double garage with 2.4m height clearance
- Built 2007
- Jetty & under croft
- Superb architectural design featuring high coffered ceilings
- North/East aspect & Wide canal entertainer
- Grand timber lined Portico entrance & wide foyer
- Elevated master en suite
- Wall to wall al fresco area for entertaining
- Multiple outdoor seating areas, plus outdoor kitchen

Set date Sale:
 Best offer over \$1,899,000 by 19 May (Unless Sold Prior)
 First open Sunday 3 May 11:15 to 12:00 pm Unless Sold Prior

Open plan living perfected for canal entertaining & lifestyle, where

3 2 2

FOR SALE

Best over \$1,899,000 by 19 May Unless Sold Prior

VIEW

Sun 3rd May @ 11:15AM - 12:00PM

AGENTS

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AGENCY

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 Interested parties must rely solely on their own enquiries.



indoor & outdoor living merges into one with the open plan kitchen & the various outdoor covered alfresco areas.

The ever-popular fishing, boating & crabbing Eastport canals, situated within the southern corridor of Mandurah and placed only a short drive from the Mandurah CBD are easily one of the most peaceful canal settings around.

It is here that you will find 75 Avocet Island Quays in Wannanup, a gorgeous architecturally designed home featuring grand portico entrance and extravagantly high ceilings.

Set on a 543sqm north facing parcel of land on a canal that is extra wide, allowing you to manoeuvre and park a large boat with ease.

Approaching the residence from the street, you will instantly notice the striking elevation which greets you, leading you in through the nearly three-metre-high timber lined porch and into a wide entrance hall giving a sense of space which continues throughout the home.

Rich jarrah timber flooring leads you through to the front wing of the home where you will find two large guest bedrooms, one of which has direct access to a large ensuite bathroom finished with bath and cabinetry.

On the opposite side of the home, you will find the privately placed & elevated master suite, a clever design as it creates views out to the water's edge from the comfort of your own bed. Featuring a large walk-in robe and massive ensuite bathroom with screenless shower, corner bath, double vanities, ample cabinetry, and a separate W/C.

A feature recessed ceiling highlights the lounge area, whilst the luxury open plan kitchen comprises of stone benchtops, pot drawers, an abundance of cabinetry, breakfast bar, walk-in pantry, fridge recess with plumbing, Smeg 5 plate gas top, dishwasher, and a double countersunk sink. As you prepare your meals you are spoilt with views over the canal, as well as from the dining and lounge areas which seamlessly merge into the alfresco area. A bonus feature is the bay windows that open from the kitchen onto the alfresco for convenience & practical functionality, as well as flawless Indoor & outdoor spaces that merges through multiple bi-fold doors into one with the open plan kitchen

Heading through to the rear of the home, the impressive ceiling height allows natural light to flood the home and truly bring the outside in.

The north facing views and water outlook is sensational, plus an added undercover area wraps the back of the home leaving plenty of space to entertain. Bi-fold windows within the kitchen stack away to frame the north facing views out to the water while also making entertaining such a pleasure. The private alfresco has been finished to include outdoor zip blinds enabling you to stack away the bi-fold doors making this an extension of the home, comfortable entertainer all year-round facing north.

Within the alfresco, you will find cabinetry and benchtops fitted and ready for an outdoor kitchen, finished with feature stonework leading up to the timber lined ceiling which frames this great barbeque space.

Down the side staircase to the water's edge, you will find the wooden jetty(with ladder) that can accommodate up to a 9m boat, along with the bonus of a multipurpose undercroft complete with multiple power points and leaving space for you to create a workshop, craft room or simply store away the kayaks along with all the other toys. There is also an outside shower nearby.

North facing homes within this area are tightly held and when an opportunity like this comes along it does not last long.

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MORE DETAILS

Property ID	4T79FF2
Property Type	House
Land Area	543 m2

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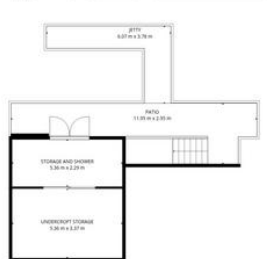
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 **LJ Hooker**



Basement

TOTAL: 228 m2

Basement: 31 m2, 1st floor: 197 m2

EXCLUDED AREAS: PATIO: 46 m2, JETTY: 10 m2, GARAGE: 36 m2,
PORCH: 8 m2, COVERED PATIO: 54 m2, WALLS: 19 m2

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