

Wannanup, 90 Cormorant Key

Highly Featured Single Level With Outstanding Canal Views From The Front & The Rear

- Best offer over \$1,499,000
- 4x2x2
- 702m2 block including water envelope
- Built 2016
- 260m2 internal floor area on one level
- Pool 4.5 x2.5m with salt chlorinator & surrounded by composite decking & Astroturf
- Approx 19.6m street frontage and approx 14.4m canal frontage
- Drive through garage roller door
- Jarrah floors
- Gas fireplace
- Theatre
- Central rumpus room with skylight
- Private study nook



For Sale
Best Offer Over \$1,499,000

View
ljhooker.com.au/4PP8FF2

Contact
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LJ Hooker Mandurah
(08) 9586 5555

Disclaimer: 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.

- 10mx3.5m terrace enclosed by café blinds & two ceiling fans, surrounded by composite decking & turf
- 5 KW Solar
- Potential caravan space front
- Luxurious outdoor kitchen with kegerator, sink, double bar fridge, built in Gasmate Soho BBQ, Technica oven, range hood
- FRP Jetty for approx 9m boat, with power & tap

For a video tour please open link to experience this stylish residence.

Looking for a recently built modern single level home on the canals with outstanding attributes, or an outstanding water front holiday home then look no further.

Stylish & sophisticated, with a modern & appealing street frontage and upmarket finishes such as:

- Jarrah Flooring throughout,
- Outdoor kitchen with kegerator.
- Superb entertaining features including 4m x2.5 m pool, climbing wall, spa, 7m FRP jetty and plenty of storage along the canal wall for kayaks, paddles and boat gear, plus side access leading to canal /jetty.

Just over 7 years old only, offering the opportunity to walk in and occupy, skipping the long building delays and expensive & unpredictable cost of current building environment.

The expansive floor area comprises an immaculate master chef kitchen with matching outdoor kitchen, centrally located theatre, rumpus room separating the three large bedrooms(two with fans), high ceilings and jarrah flooring throughout.

This corner block residence is picture perfect, and the open floor plan has been smartly designed to incorporate the majestic water & park views from kitchen, living, dining and 35m² terrace.

This 260m² quality canal residence boasts so many more attributes that are sure to impress, such as:

- High ceilings
- High skirting
- Huge linen BIC
- Simple switch on gas fireplace
- Clinical white island style kitchen soft close push doors, stone work tops, 3m long island with recessed sink, coffee station, plumbed fridge, Westinghouse dishwasher, complemented by matching outdoor kitchen, with kegerator, BBQ and wine cooler.
- Sizeable laundry with matching stone tops, and separate toilet access
- Wide passages with majestic looking Jarrah flooring flowing from entrance passage into living & dining areas.
- 6m² Portico
- 35m² Alfresco with cafe blinds on all open sides
- Master bedroom with barn door entrance, sliders to astroturf covered outside, and super luxurious open plan ensuite featuring free standing bath, double basin, 1.5m shower, separate toilet, modern decor & lux wall tiles. Long and wide WIR , with ceiling fan further support this area.



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- FRP jetty for up to 9m boat
- Canal storage enclosed area
- 5kW single phase inverter
- Reverse cycle zone controlled A/C
- Gas Fireplace heating open plan living & dining area
- Separate toilet
- Modern bathroom and shower serving the three teenager bedrooms which are located privately across the passage from the master and separated with barn door
- 6m Wide driveway parking plus extra verge space

Effortless living and entertaining. Close to Cafe Coast, Fish n Chip shop, Great fishing location, Boat Ramp, Friar Tucks Irish Restaurant and so much more.

Convenient and easy boat access out to the open water with no bridges to navigate around, this corner location with luxurious homes is an ideal settling for a permanent residence or holiday home.

More About this Property

Property ID	4PP8FF2
Property Type	House
House Size	260 m ²
Land Area	702 m ²

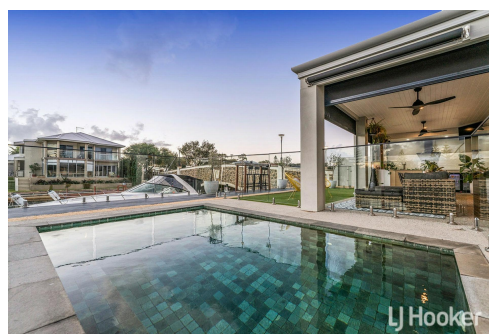
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WALLS & PARTITIONS
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CEILING
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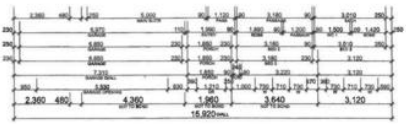
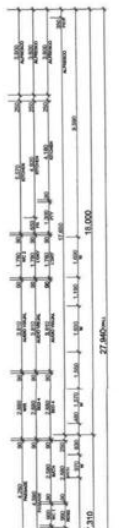
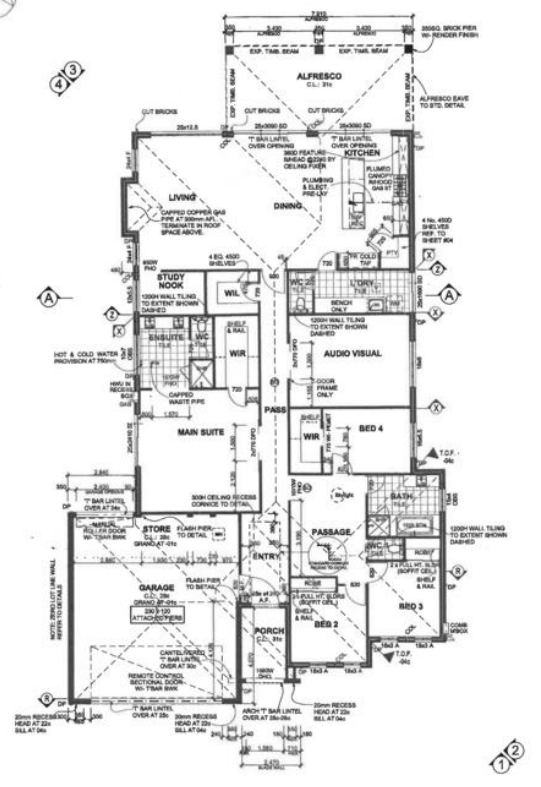
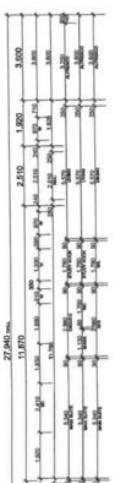
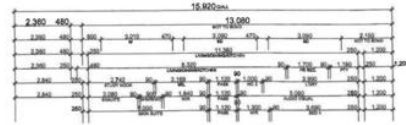
ROOF
 ALL ROOF TO BE 120mm CONCRETE SLAB WITH 100mm EPS INSULATION AND 20mm WATERPROOFING. ALL ROOF TO BE 120mm CONCRETE SLAB WITH 100mm EPS INSULATION AND 20mm WATERPROOFING.

MECHANICAL & ELECTRICAL
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CLIMATE & ENERGY
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AMENDED PLANS
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ROOF NOTE
 ROOF TO BE 120mm CONCRETE SLAB WITH 100mm EPS INSULATION AND 20mm WATERPROOFING. ROOF TO BE 120mm CONCRETE SLAB WITH 100mm EPS INSULATION AND 20mm WATERPROOFING.

NOTE
 REFER TO SLAB DETAIL PLAN FOR SLAB FINISHES, FLOORING AND SET AREA DETAIL.

NOTE

314 PLATE CEILING LEVEL	
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METAL DECK ROOF	
AT 20' SLOPE AT 45 DEGREE	

ENERGY EFFICIENCY & STAR REQUIREMENTS

Climate Zone	T8
Energy Rating Scheme	RES 1
Star Rating	4.5
Energy Rating Scheme	RES 1
Star Rating	4.5
Energy Rating Scheme	RES 1
Star Rating	4.5



Client: FLENTJAAR
Project: LOT 760 CORMORANT KEY, WANNANUP

CONTRACTS
9000 ENTERPRISE
 Date: 2/5/2016
 Date: 9/3/16

AREA	sqm	sqft
FOOTING	12.1	131
FOUNDATION	20.1	217
WALL	18.5	201
ROOF	18.5	201
ROOF DECK	18.5	201

NOTE TO SCALE ON A2 SHEET



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