



**Sold**



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99 Queen Parade, Wannanup

## Wake to Sunrise Over the Water

- Built 2021
- 3x2x2 plus 4th bedroom /study option
- Dale Alcock build
- 522m<sup>2</sup> lot
- 180m<sup>2</sup> building area
- Large, comfortable alfresco overlooking water
- East facing with glorious sunrises
- Boat mooring for 7.5m boat (floating dock permitted)

3 2 2

### FOR SALE

Best Offer Over \$1,499,000

### AGENTS

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### AGENCY

LJ Hooker Mandurah  
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Welcome to 99 Queen Parade, Wannanup - an east facing canal-front residence offering high ceilings, sun-filled living, huge alfresco, private mooring for 7.5m boat, all in all a superb waterfront lifestyle.

Built in 2021 and set on a generous 522 m<sup>2</sup> east-facing lot, this quality home captures breathtaking sunrise views across the water and delivers the ultimate blend of comfort and low-maintenance design.

Perfectly positioned on the East Port canals with private boat mooring, this home is ideal for boating enthusiasts and those seeking a relaxed yet refined coastal lifestyle.

### Home Highlights:

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.



- 3 spacious bedrooms plus a dedicated study that can act as a 4th bedroom if needed
- Open plan living with high ceilings enhancing light and space
- Modern kitchen designed for entertaining and everyday living
- Large alfresco area, ideal for hosting family and friends while enjoying the tranquil long canal view
- East-facing aspect capturing stunning sunrises and beautiful morning light
- Private boat mooring with direct canal access

Outdoor & Lifestyle Features:

- Low-maintenance artificial turf gardens, perfect for easy living
- Peaceful canal setting in one of Wannanup's most sought-after locations
- Fishing, crabbing, jet ski, paddle boarding, with boat ramp /Marina nearby, 5 mins from shopping centre and world class golf club and restaurants.

Why You'll Love It:

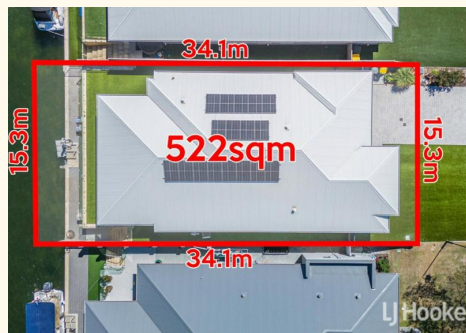
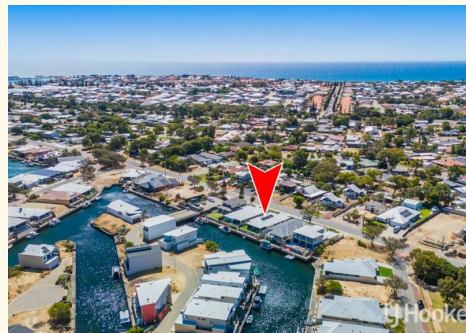
- Newer east-facing canal properties on good size plots with private mooring are exceptionally rare. Whether you're boating at sunrise, entertaining by the water, or simply enjoying the serenity of canal-side living, 99 Queen Parade offers a lifestyle few can match.
- Enquire today to secure this premium canal-front opportunity.

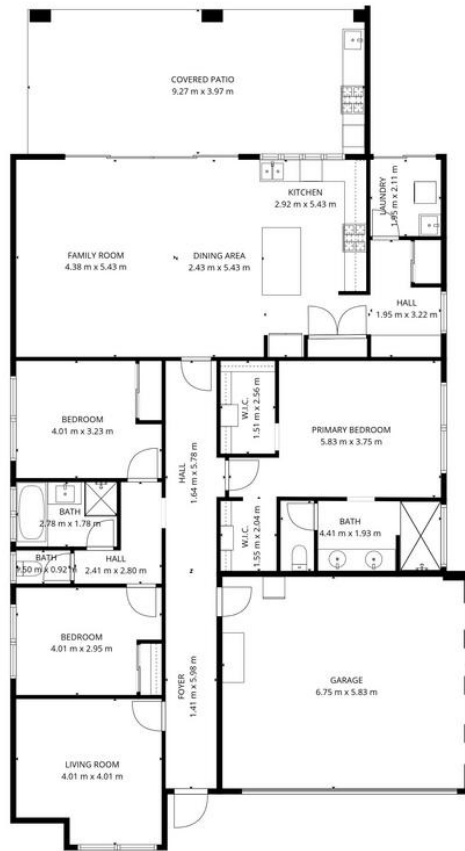
**MORE DETAILS**

Property ID                   4SM7FF2  
 Property Type               House  
 Land Area                    522 m2

**Tony Dos Santos 0466 550 512**  
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**TOTAL: 171 m<sup>2</sup>**  
 1st floor: 171 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 39 m<sup>2</sup>, COVERED PATIO: 37 m<sup>2</sup>, WALLS: 11 m<sup>2</sup>

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

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