



Wannanup, 11/69 Westview Parade

Superbly Located Canal Townhouse Opposite Avalon Beach

- Best offer over \$889,000
- 3x2x2
- 3 Toilets
- 147m² floor area
- 167m² lot size
- Built 2003
- Double lock up garage with visitors parking space
- .5 m Jetty
- Wide canal aspect to the east
- Boat, floating dock & furniture optional extra
- Secure gated complex with low levy of \$461.88 per quarter.

This very rare never seen before release is your opportunity to secure your piece of water



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.



For Sale
Best Offer Over \$889,000

View
ljhooker.com.au/4QUXFF2

Contact
Tony Dos Santos
0466 550 512
tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah
(08) 9586 5555

side in Port Bouvard. Comprising two levels this canal townhouse is located in the gated beach side complex Paradis Vaie & consists of 27 units that will suit a buyer who is searching for a perfect weekender with an aquatic lifestyle. The pet friendly Avalon beach is across the road just 100m away, and has become ever so popular amongst surfers, holiday makers and locals alike.

A unique attribute which is not common with villas around Wannanup is that 11/69 offers your own double lock up garage, with extra space for visitors parking in front of the garage, plus 3 toilets compared to the standard in the complex of only 2 toilets. The canal width is extra ordinary, and offers privacy and views galore.

The interior is superbly finished & well presented, with combination of hybrid floors and carpets, plus gorgeous plantation shutters. The kitchen overlooks the patio onto the water, and is spacious and inviting.

Boasting one of the bigger terraces in the complex that is protected from the southerly winds, enabling one to enjoy long summer afternoons.

Enjoy direct access to own private jetty that can accommodate up to a 6.5m long boat.

The upper floor consists of three bedrooms with the master en suite facing the canal and getting great sun rises. The other 2 bedrooms(one on street side & another facing the canal) are serviced by a family bathroom with its own toilet.

Enjoy taking a short walk down to your boat and jetty where you can be watching the dolphins, take out a canoe or launch the boat to go out into the ocean if the heart desires. Families, boat lovers, golfers, kite boarders, wind surfers, this is the time out you deserve from a busy life...just 1 min walk to the beach. This place is for YOU!

Features include:

- 6.5m jetty directly in front of villa, providing easy, quick access
- One of the largest patios facing N/E, thus protected from southerly winds
- Pontoon & boat not included , but can be purchased separately
- Double automated garage
- Split system air-conditioners in each bedroom & open plan living /dining area
- Master bedroom with ensuite
- Hybrid floors
- Open plan kitchen, dining and living
- Secure gated complex
- Strata only \$461.88 per quarter

To arrange a private viewing please contact Tony Dos Santos today on 0466 550 512



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.

More About this Property

Property ID	4QUXFF2
Property Type	Townhouse
Land Area	167 m ²

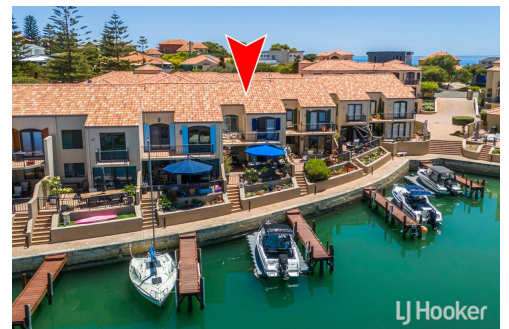
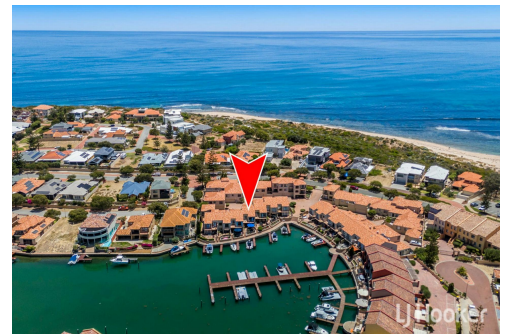
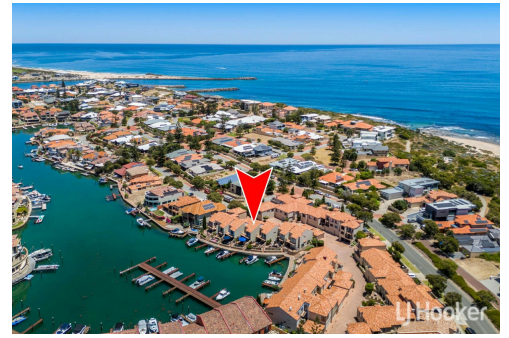
Tony Dos Santos 0466 550 512

Sales Executive | tdossantos.mandurah@ljhooker.com.au

LJ Hooker Mandurah (08) 9586 5555

68 Mandurah Terrace, MANDURAH WA 6210

mandurah.ljhooker.com.au | reception2.mandurah@ljhooker.com.au



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.

**LJ Hooker Mandurah
(08) 9586 5555**