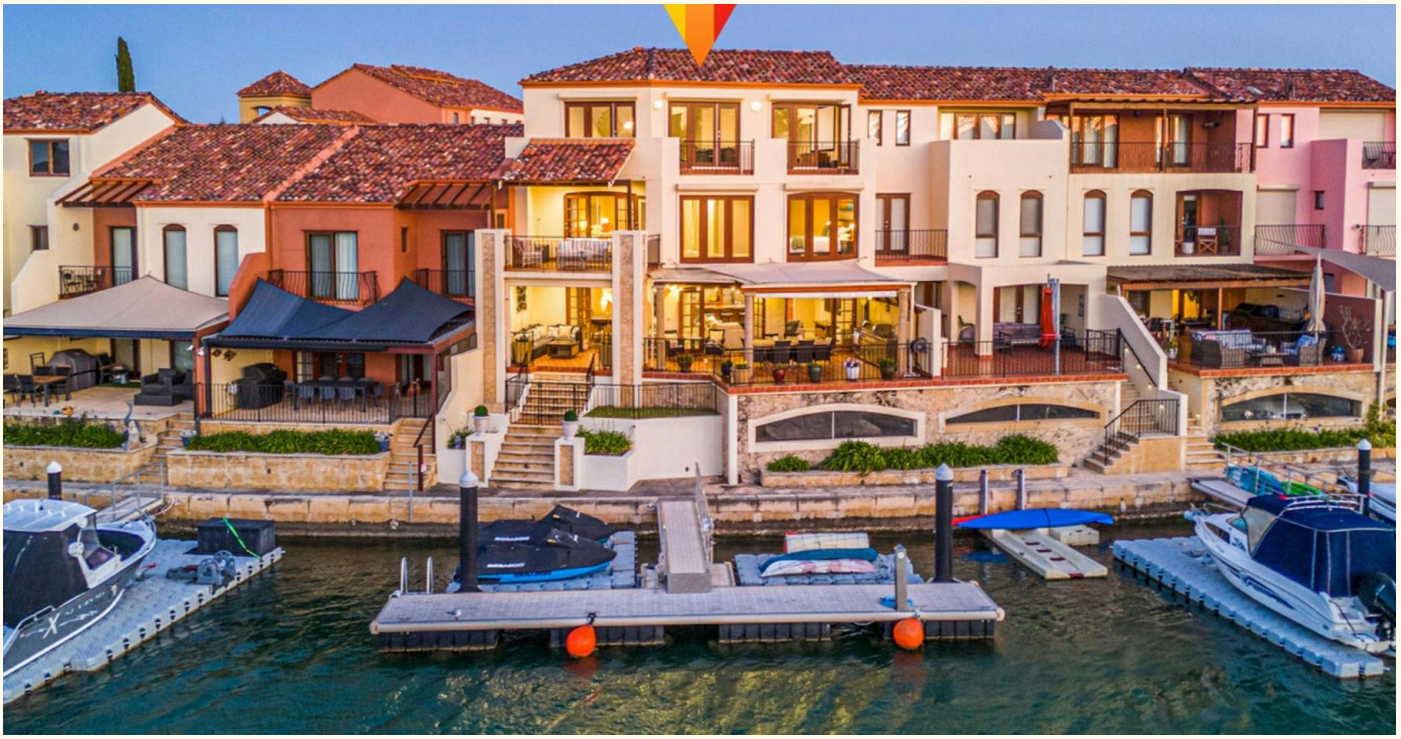
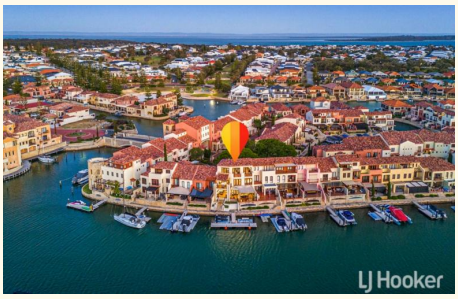








21/18 Port Quays, Wannanup

236m2 Outer Canal with up to 15m Power Boat Mooring

- $1,500,000
- 3x2x2
- Plus study/4th bedroom option.
- Built 2007
- 296m2 lot
- 236m2 floor area
- Huge theatre or games room on third level,
- 15 m (49 feet) is the maximum allowable length to be moored for a power boat and for a - - sailboat it is 10 m.
- Floating 11m private exclusive Jetty with power pedestal & light.
- Strata $1044 per quarter
- Single jet ski dock to remain

This unique outer canal villa is one of the larger units on the island and features a wider living space than most of the 3 level villas in Bouvard.
Set within exclusive Bouvard Island, located overlooking the tranquil park on the eastern side and the super wide canal to the west/north.

The pinnacle of waterfront living, boasting picturesque views down the entire length of the canal, with large balconies on the waterfront at

3 2 2

FOR SALE
$1,500,000

VIEW
Sun 22nd Nov @ 12:00PM - 12:30PM

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

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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Interested parties must rely solely on their own enquiries.

LJ Hooker

each level, plus a Juliette on the bedroom facing the park.

Already from the outer canal aspect one can sense this villa's sheer size in relation to its wide angled shape, and you won't be disappointed with the interior.

Showcasing an enviable absolute waterfront position, on the wide outer canal, where you have access to your own (not shared) 11m floating jetty, providing mooring for a power boat up to 49 feet (15m) in length or a 10m sailboat. Plus, the horizontal design allows space for his & her jet skis on either side. This mooring envelope is bigger than some canal homes, and the unique shape of the jetty to the neighbours gives this villa that X factor for water enjoyment.

The lower level offers a private shopper's entry from two secure car parking bays, one adjacent to the unit and other just across the way, with additional oversized storage room nearby. A good size study or 4th bedroom with an entire row of BIC, magnificent open plan dining and living areas with expansive cedar bi-fold doors that effortlessly flow through to an undercover paved bamboo ceiling terrace, making this home ideal for waterfront entertaining.

One can immediately feel the extraordinary penthouse style space, making this villa a perfect substitute for a canal home in a low maintenance lock up and go surrounding.

The kitchen faces the entire width of the canal and is finished with 40mm stone benches that cascade from top to bottom, built in dishwasher and top of the range electric cooking appliances (including induction cook top), just perfect for cuisine cooking whilst soaking up the canal views.

A highlight of this villa's unique triangular style widening to the prime canal side is the super extended terrace space, which makes this villa extraordinary when it comes to outdoor space and relaxing. The outdoor BBQ alfresco can easily double up as an outdoor kitchen , sumptuous in size.

There are two separate outdoor seating spaces, both undercover so bring as many guests as possible and friends and celebrate Wannanup's outdoor water lifestyle. There is an automated screen separating the undercover to the open area down the stairs to the floating jetty, allowing for private canal enjoyment. A private grass patch for your pet is positioned just below this terrace.

The second level features the master size bedroom with modern ensuite shower & bath, and ample robe space, roller shutters and has a separate access to the large balcony sharing with bedroom 2 adjacent.

All three bedrooms on this floor are major in size, and each have amazing outlooks. Bedroom one has Juliette balcony overlooking the beautiful pet garden, bedroom two has an extraordinarily large balcony sharing with the master bedroom, overlooking the north and south canal till infinity it seems. There is a family bathroom with shower servicing bed 2&3 on the same level as the master.

The spacious 40m2 plus area on the third level could easily be converted into an additional bedroom, parents retreat, games room or storeroom. This entire third level is enclosed with automated roller shutters, manual blinds, and has three sectional French doors access to the balcony which runs the entire width of this level. Projector and theatre screen to remain.

- Top quality lighting, and floor coverings.
- Automated roller shutters in master bedroom and entire third level.

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- Ducted reverse cycle air-conditioning
- Strata $1044 per quarter
- Shire rates $2300 approximately

So bring your extended family and friends with you to enjoy all the fruits of the island, spend lazy days fishing, and many more aquatic pleasures.

Walk to Avalon Bay's prized swimming and surfing beach and lap up the life you deserve, or simply take a stroll to the deli, village beach and park and patisserie down the road.

Enjoy a unique lifestyle second to none, in what must be described as one of the prized villas of Bouvard

Contact Tony 0466550512 to arrange your private viewing today

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 provide this information without any express or implied warranty as to its accuracy or currency.

MORE DETAILS

Property ID	4U1MFF2
Property Type	Townhouse

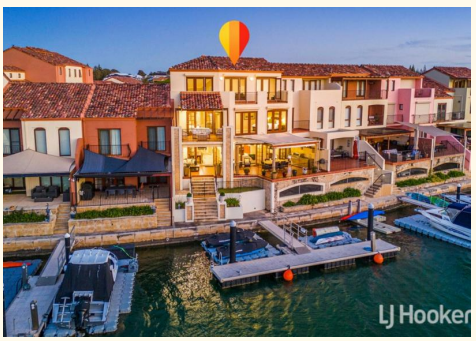
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Unit 21/18 Port Quays, Wannanup 6210

TOTAL APPROX. FLOOR AREA 236 SQ.M

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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