

Wannanup, 6/69 Westview Parade

Avalon Beachside Townhouse With Canal Views,
allocated jetty with floating dock included

- Best offer over \$749,000-
- Floating Dock included
- 3x2x2
- Street side opposite Avalon Beach(100m walk)
- 108m2 lot
- Double garage
- Built 2002
- Shared Jetty #6 allocated (pontoon included at no charge)
- Strata \$306.25 per quarter

This tri-level townhouse is located in the secure canal/beach complex of Paradis Vaie, just 100m from the popular Avalon surf and recreational beach. Perfect weekender within the aquatic lifestyle setting of Port Bouvard. Super low Strata levy of \$306.25 per quarter.



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 \$749,000

View
ljhooker.com.au/4Q23FF2

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

LJ Hooker Mandurah
(08) 9586 5555

The floor areas consists of:

Level 3(top) - Three light filled bedrooms with built in robes, master has its own balcony facing east with views of the canal. Bedroom 2 also faces the water, and bedroom 3 faces towards Avalon Bay and has it's own private balcony facing North West. Two bathrooms, both with showers (one toilet upstairs, one toilet downstairs).

Level 2 - Dining and living space, neat kitchen with a window facing the canal, plus wash room and toilet. The compact yet comfortable open plan living with kitchen fitted with split a/c has its own private balcony with slight water views across the canal.

Level 1 - Is a fully enclosed double lock up garage with a BONUS extra roller door enclosed storeroom, perfect for securing boat valuables .

Take advantage of your own private boat mooring to enjoy the afternoon boating on the pristine inland. You will have exclusive private use of a 6m shared jetty which is located within a 1 min walk from the rear of the unit. Pontoon is not included.

A large outdoor courtyard area perfect for entertaining or enjoying morning breakfasts, with easy access to Avalon Bay through its own side gate on Westview Pde.

Take advantage of your own private boat mooring to enjoy the afternoon boating on the pristine inland.

If you are looking for a permanent home close to the beach or a super weekender, then now is the time to secure your piece Avalon Beach retreat.

Contact Tony on 0466550512 for private viewing

More About this Property

Property ID	4Q23FF2
Property Type	Townhouse
House Size	108 m ²
Land Area	91 m ²

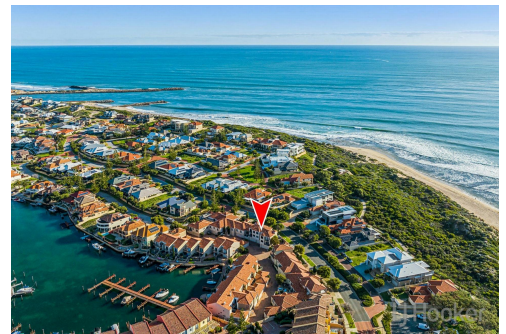
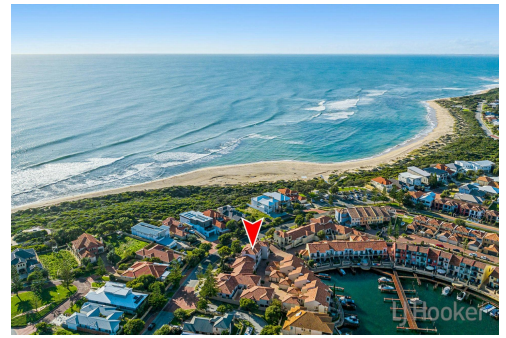
Tony Dos Santos 0466 550 512

Property Consultant | 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



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