



Wannanup, 69/18 Port Quays

Redesigned Beyond Expectations

- Best offer over \$995,000
- 4x2x2
- Three levels inner canal
- FOUR enclosed bedrooms (two bedrooms on 3rd level)
- Huge master en suite entire width of second floor
- Complete open plan kitchen with separate laundry BIC
- 161m2 lot
- 170m2 floor area
- Lovely north aspect the length of the canals
- Polished Yellow Batu wooden flooring throughout
- Built 2007
- Canal Mooring 7m
- Strata levy \$589.67 per quarter



For Sale

Best offer over \$995,000

View

Sun 9th Feb @ 10:15AM - 11:00AM

Contact

Tony Dos Santos

0466 550 512

tdossantos.mandurah@ljhooker.com.au



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.

The brilliant north facing, 3 level villa goes well beyond the standard level of finish.
Ideal permanent residence or perfect holiday getaway.

Current owners have upgraded and redesigned the villa from concept stage with a personal flair & style that without doubt makes this one of the best Bouvard Island villas.
This three level villa situated on the inner canal has sweeping water views down the canal from three bedrooms and to the North from the extra-large terrace

Level one is a delight, with open walls and an infinite look from the very open plan style kitchen.

On the second level one finds a huge master en suite encompassing the entire width of the second level. Attached to the main bedroom is a well-positioned balcony incorporating the stunning water views. The ensuite also comes with a double vanity plus bath. Plenty of robe space further enhance this master bedroom, even space for a lounge set for reading or relaxing watching TV.

Another great feature is the space between the neighbouring villa, offering extra privacy.

The many additional features include:

- Reverse cycle air conditioning on all levels
- Redesigned kitchen and laundry layout
- Caesar Stone benchtops
- Large island bench with additional sink, Italian tapware & drawers
- Freestanding Technika oven & stainless steel splashback
- Built in wine rack & vinyl wrap cabinetry
- Yellow Batu wooden flooring throughout
- Marble tiling throughout bathrooms, with glass soap trays
- Bi-fold timber doors opening to one of the larger outdoor entertaining areas
- 3 balconies, 4 bedrooms, 2 bathrooms, 3 toilets
- Large freestanding bath & open shower area
- Twin ceramic basins
- Lovely north aspect the length of the canals.

The villa also comes with two underground parking bays which access straight into the property plus a large storage room perfect for the fishing rods, crab pots, surfboards etc.
Also on your doorstep is the world class Avalon Beach well known for its surfing, fishing and swimming.

The security, lifestyle and views on offer is something special, Call Tony today to inspect this prestigious property.

Call Tony today to view this spectacular villa!



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More About this Property

Property ID	4QVNFF2
Property Type	Townhouse
Land Area	142 m ²

Tony Dos Santos 0466 550 512

Property Consultant | tdossantos.mandurah@ljhooker.com.au

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