



76/18 Port Quays, Wannanup

Huge 191m2 Northeast 3-level Villa with New Kitchen, 7m boat pen & Loft

- Best offer over \$1,275,000
- Built 2009
- 3x2x2
- Extended open canal view
- BRAND NEW kitchen with NEW SMEG appliances
- ONE neighbour (natural light filled)
- 191m2 floor area
- 172m2 lot
- 2 Storerooms
- Loft with BONUS separate toilet & Basin-very rare (possible fourth bedroom)
- 2 Car bays
- Side access/gate
- Visitors parking directly outside
- Huge newly tiled patio facing north
- 7m boat pen (floating dock not included in sale)
- Strata only \$511 Per Quarter w

This supersized , uniquely designed 3 storey, 3-bedroom, 2-bathroom

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Mandurah

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Interested parties must rely solely on their own enquiries.



villa located on the exclusive Bouvard Island will make you feel as though you are staying overseas in a Mediterranean village. To top it off you can even bring along your boat and park up in the back yard. Bouvard Island is the perfect holiday location - only a 2-minute walk to the beach and 10 minutes' drive from the city life in Mandurah, you can experience the best of both worlds here.

Set on the water's edge, with views running down the entire length of the canal this is a perfect holiday home setting or permanent residence.

Upon entry you are welcomed with the warm timber flooring which combine perfectly with the white plantation shutters offering privacy & warmth.

The large open plan living area overlooks the water, so whether you are lounging or dining the sparkling water is always visible and provides a calm & tranquil scene of boats moored on the water. This internal area opens to the very large canal front patio area facing Northeast.

This fabulous villa features the following —

- Brand new kitchen, with new SMEG Dishwasher, Double oven, Gas top,
- Fully air conditioned (reverse cycle)
- Quality fixtures & appliances
- Mooring area for boat
- Large open plan living area
- Private balconies to each bedroom, and loft
- Spacious outdoor recently tiled courtyard overlooking the canals to the north & east (long, wide outlook)
- Brand new kitchen with stone bench tops, splashbacks, quality stainless steel NEW SMEG appliances & stunning white overhead cabinetry with feature glass panels, pantry & lots of cupboard space
- Built-in robes to both bedrooms
- Large loft room on upper level with toilet & basin & ceiling fans x2, perfect for a teen retreat or guests or even a games room. There is further storage access in this loft, with wooden floor and separate access
- Undercover parking with TWO storerooms
- Private boat pen allows for a boat of up to 7m to be moored in your own backyard just a few steps down from your patio area (floating dock not included in sale)

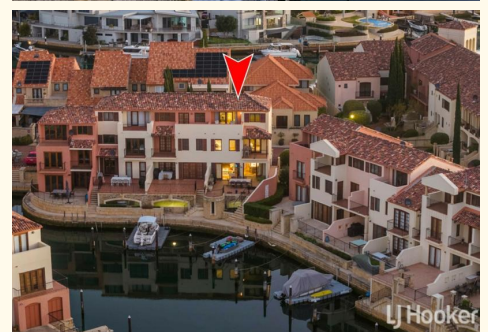
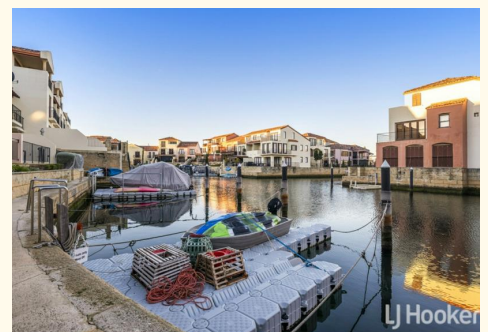
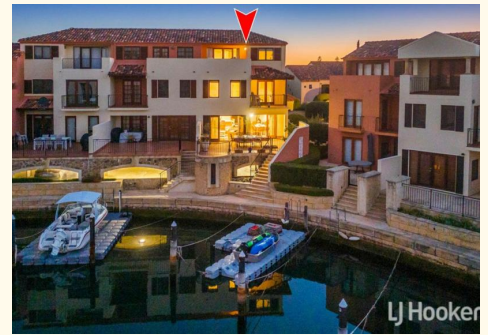
Walk to Avalon Beach and Piazza boardwalk - close to amenities including shops, library, schools, golf course, and restaurants - lovely outside entertaining area right on canal, ready for that coming summer BBQ.

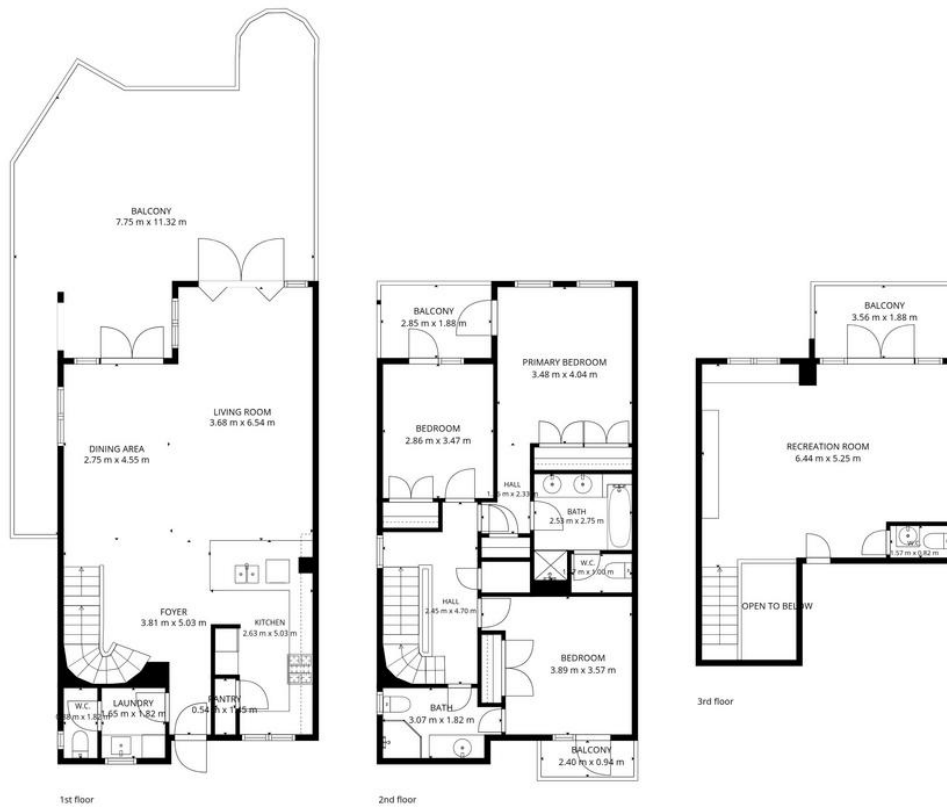
MORE DETAILS

Property ID	4TGAFF2
Property Type	Townhouse
Including	Toilets (3)

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TOTAL: 175 m2
 1st floor: 70 m2, 2nd floor: 70 m2, 3rd floor: 35 m2
 EXCLUDED AREAS: BALCONY: 68 m2, OPEN TO BELOW: 4 m2, WALLS: 14 m2

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