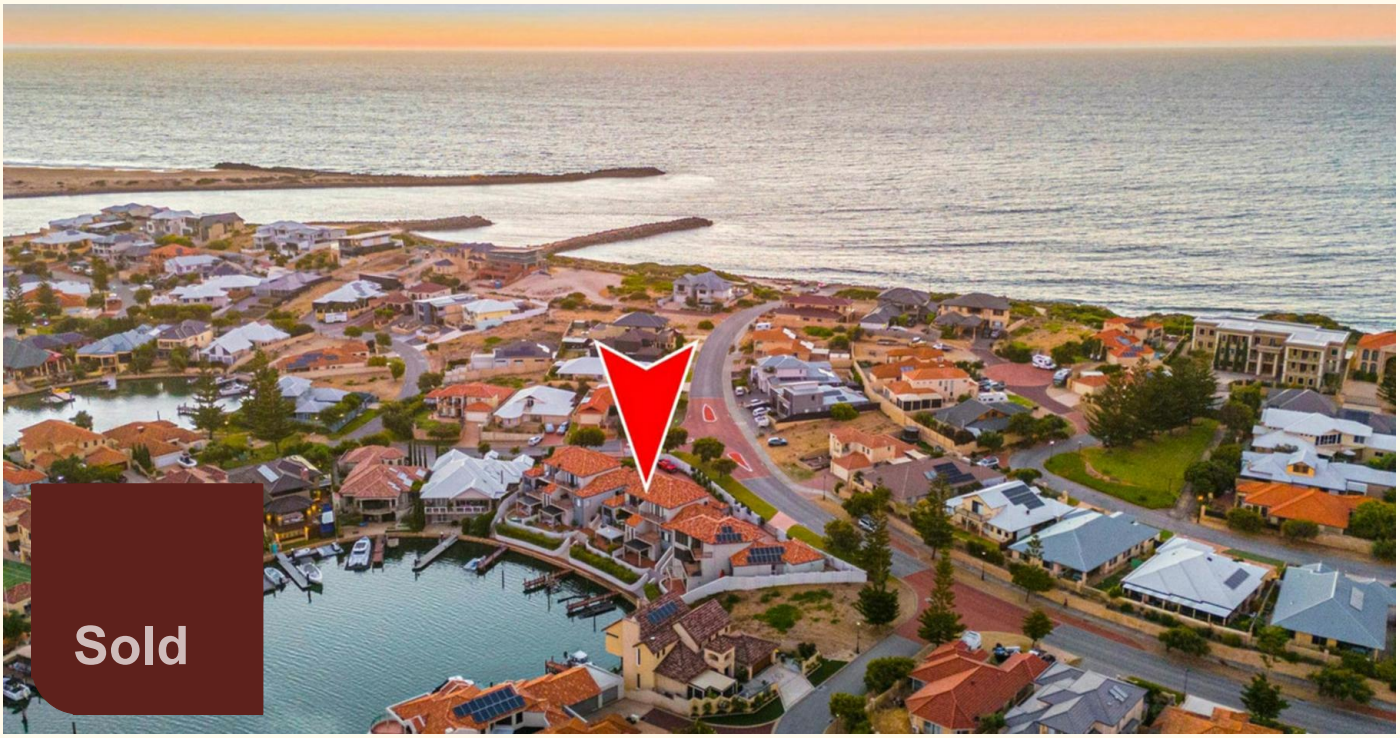
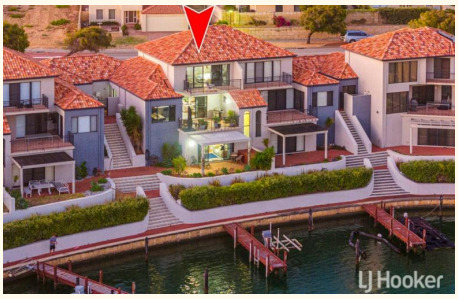








3/1 Hartog Pass, Wannanup

3 ~Level Canal Epitome in Northport

- Built 2002
- 243m2 lot
- 232m2 building area
- 3 Levels, 2 balconies & canal level terrace
- Lock up Double garage with workshop/store
- Visitor parking by front door
- Renovated luxurious feel across three levels
- Eastern Aspect
- 10m Jetty with 3.5-ton boat lift
- Newly installed air conditioning system
- Strata $1386 per quarter includes jetty licence, common areas insurance & maintenance.
- Building insurance $2296 per annum

First Open Home 25 November 10 to 10:30am UNLESS SOLD PRIOR.

This penthouse style townhouse on 3 levels provides extensive water views and is in an exclusive, private gated complex consisting of only 5 units, just a short stroll away from Avalon Beach,

3 2 2

FOR SALE
Best Offer Over $1,290,000

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

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

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

Enjoy an exceptional waterfront lifestyle and daily sunrises and sunsets over the canal, with all three levels offering majestic, elevated canal views.

As you step inside you are greeted with a stunning sweeping staircase followed by incredible canal views from the living , dining, and kitchen areas.

The abundance of natural light flowing through from the high ceilings. As well as the modern feel & finishes add to the WOW factor.

The top level you will find the deluxe master suite complete with his and her robes, this covers the entire third floor. This level has its very own private balcony where you can sit back and relax as you enjoy those stunning water views. The Ensuite spacious in design with stone benches, his and her vanity's, larger shower, and spa bath.

The ground (middle) level hosts two spacious minor bedrooms which are complete with robes. A beautiful calming bathroom is close by with stone benches, w/c, vanity, and large shower.

The light and bright lounge and dining offer the spectacular water views. Step out to the balcony, one of the two private entertaining areas when you can barbecue and relax with friends and family.

A beautifully modern appointed kitchen overlooks the dining area, complete with stone benches, dishwasher, 900mm gas stove, 900mm electric oven, rangehood, appliance cupboard and ample cupboards and drawers. The laundry is also on this level with stone benches and easy access to the clothesline.

Take a stroll downstairs to the ground floor and you will find a large games/gym or even theatre room with the convenience of a powder room. This under croft type room opens out to another entertaining area to enjoy all year round.

Walk down the outside stairs to the waterfront where you can hop in your boat off your own jetty and go for a fish or crab.

Extras include:
- Ducted zone reverse cycle air conditioning
- Stone benches throughout
- Valet vacuum system
- Security gated complex
- Reticulation
- Your own 10m jetty plus boat lift
- Double oversized garage with bonus storeroom
- Strata fees include gardening, gate & jetty maintenance.

If you are looking to downsize the family home or wanting to secure a holiday home in a fantastic location - this property is for you.

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, LJ Hooker Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.

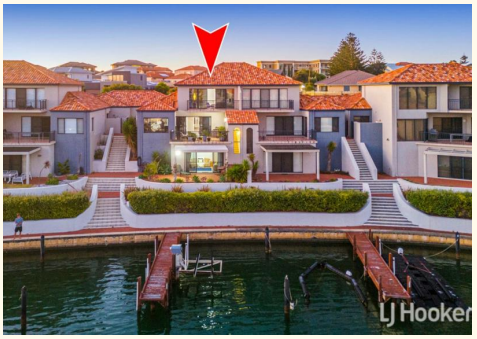
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

MORE DETAILS

Property ID	4SMNFF2
Property Type	Unit

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 | hello.south@ljhpxp.com.au



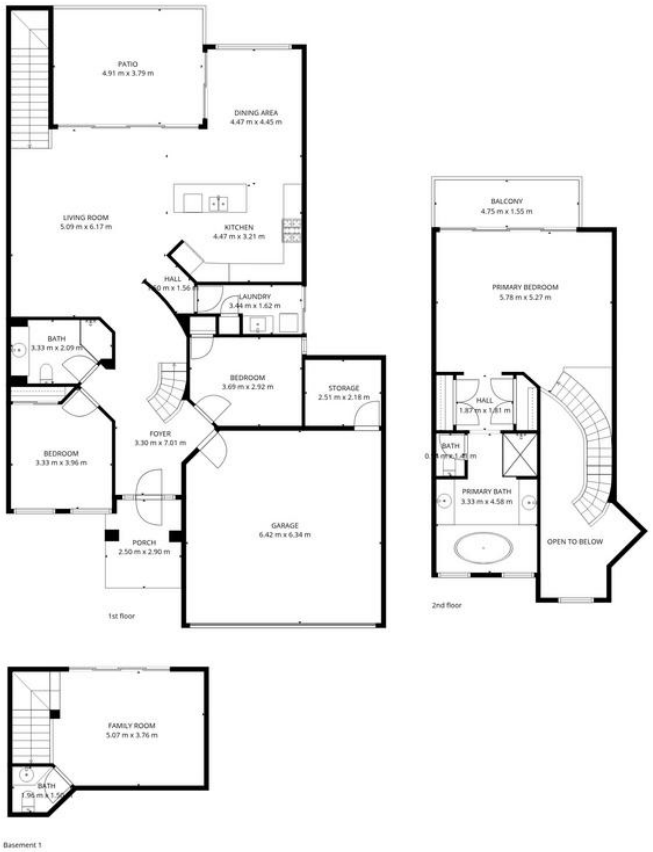








All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



TOTAL: 203 m2

Basement 1: 25 m2, 1st floor: 122 m2, 2nd floor: 56 m2
EXCLUDED AREAS: GARAGE: 40 m2, STORAGE: 5 m2, PATIO: 19 m2,
PORCH: 7 m2, BALCONY: 7 m2, OPEN TO BELOW: 12 m2,
WALLS: 20 m2

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

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.