

7/34 Village Mews, Wannanup

Prime North Facing Avalon Bay 3 Level Villa with Allocated Jetty

- 4x3x2
- 183m² total build area
- 135m² lot size
- Built 2004
- Strata \$1108.30 per quarter
- Sub licensed jetty for 8m boat

Located in the prestigious area of Port Bouvard directly opposite the ever popular swimming & surfing Avalon Beach is this 3 story town house.

The north facing home is set within a secure complex of Northport in Wannanup, and has two parking bays allocated, plus the private use of a 8m jetty which is a short stroll away from the complex as indicated.

The floor plan comprises of 4 bedrooms, 3 bathrooms and a top floor just for entertaining with its own kitchenette and views of the ocean and beach.

As you walk in from the street facing courtyard with outside shower

4 🚗 3 🚗 2 🚗

FOR SALE

Best Offer Over \$1,079,000

AGENTS

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

AGENCY

LJ Hooker Mandurah
(08) 9586 5555

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



facility, you can hear the ocean breakers welcome you to what has now become a very rare & sought after part of Port Bouvard real estate.

The ground level is open plan, and features kitchen, dining and a lounge area overlooking a glorious built in gas fireplace. There is extra storage under the staircase, plus laundry room with built in floor to ceiling storage. Bonus on this level is that it features a bedroom with BIC, with separate toilet & shower in close proximity.

The second level comprises two bedrooms with built in robes and family bathroom with shower & separate bath & toilet.

The master bedroom is also on level 2 and features walk in robe, en suite with spa bath, his & her vanity, shower & a separate toilet. This room has a glorious sea view balcony.

The top level offers another sea view balcony and superb entertaining with own kitchenette. This level's ocean views are mesmerising, and provides a teenage retreat option or movie theatre retreat.

- Ducted reverse cycle air-conditioning top level & master bedroom & kitchen. Split a/c in other bedrooms
- Secure electric gate complex with video intercom
- 2 allocated below level parking spaces with storage cupboard
- Secure visitor parking
- Front and side entertaining courtyard with outdoor shower & small shed
- Sub licenced 7m boat jetty allocated a short walk away

Council Rates - \$2248p.a
Water rates approx.\$1600p.a.

Set in a desirable and sought after location within an established community. There are great parks, schools, cafes and shops including Pilates studio & deli nearby. This property has it all and will deliver an enviable lifestyle. Call Tony on 0466550512 for your own private inspection of this beach side property.

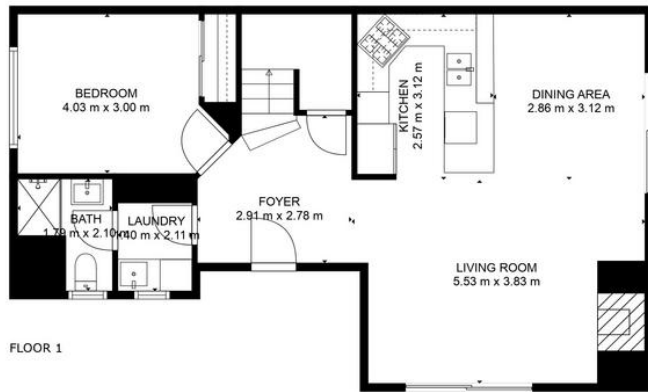
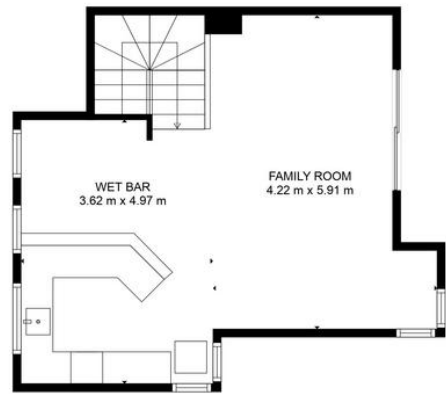
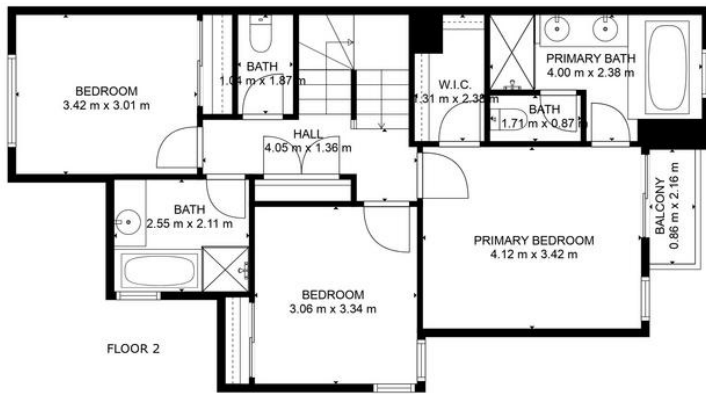
MORE DETAILS

Property ID 4RTTFF2
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





TOTAL: 182 m²
 FLOOR 1: 69 m², FLOOR 2: 69 m², FLOOR 3: 44 m²
 EXCLUDED AREAS: BALCONY: 2 m²
 WALLS: 15 m²

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