



10/5 Westview Parade, Wannanup

Boutique Canal Townhouse Villa Giulia

- 2x2x2
- Third bedroom potential
- 159m² building area
- Built 2004
- Group mooring (6.5m boat)
- Three upstairs balconies
- Strata only \$548,49 per quarter approx.
- Annual rates \$2314.14 per annum

Fiest open home : Sunday 30 November 2:15 to 3:00 pm (UNLESS SOLD PRIOR)

Private viewings from Monday 24 November

Discover the epitome of waterfront living in this architectural marvel, nestled within the coveted enclave of Northport canals, an area featuring timeless Mediterranean charm originating from Port Grimaud, a sea-side village and marina on the French Riviera often called the "Little Venice of Provence" due to its canals and bridges.

The name "Villa Giulia" was adapted & referring to the current owner's name, but also when researched appropriately refers to a villa in

2 🏠 2 🚰 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

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

Rome, built in 1551 on what was then the edge of the city.

This boutique & elegant feeling two level canal front townhouse is beautifully presented, minimalist yet encompassing with Mediterranean character & style.

Downstairs comprises a well-appointed open plan kitchen with stone benchtops that overlooks the canal to the west. There is also a large laundry with separate toilet and linen BIC downstairs, plus a recess underneath the staircase which can act as wine storage/cellar.

There are two outdoor entertaining areas on the ground level. One is the amazing vista outdoor patio facing the canal, and another secure private courtyard behind a manual double wooden gate that doubles up as the second parking spot for a smaller vehicle next to the main automated carport. The open courtyard to the canal side leads down the steps to the mooring, which conveniently has covered storage for kayaks. This mooring already has a ladder, 2 wooden canal wall mooring posts and one mooring pole installed.

There are two living areas downstairs, plus a large central dining area that opens through bifold doors into the street facing enclosed courtyard with water feature and decorative wall décor. The canal facing living areas have amazing vista as it comprises double French doors and fixed windowpanes offering unrestricted natural light and glorious sunsets and water views.

The living area upstairs boasts a 20m² pleasant North Facing balcony with a breathtaking outlook of the man-made beach. This extra living area can easily be converted with dry walling into a three bedroom, effectively making this a practical 3x2 or even double up as a games room or study. This carpeted upstairs zone has low maintenance aluminium windows and door, a linen BIC plus a private door to the family bathroom if converted to a bedroom.

The carpeted master en suite is out of this world, very boutique luxurious hotel feel & look. This room is located upstairs facing the dramatic, breathtaking view down the wide canal to the south, with private double French door access to a Juliette balcony. The en suite features separate toilet, single vanity, shower, and bath with exquisite plantation shutter window openings to the bedroom itself as well as offering a gorgeous sunset vista.

Bedroom 2 has a private access to the family bathroom, features 3 door sliding robe and access via its own double French door to the balcony, which overlaps into the master balcony. The spacious family bathroom has dual door access as mentioned, one from bedroom 2 and the private lounge for convenience, and features shower with single vanity,.

Other features include:

- Quiet gated complex
- Contemporary neutral decor and sleek tiled floors & upmarket carpets set the tone for refined living.
- Ducted reverse cycle air-conditioning
- Recently installed hot water system
- Private boat group mooring for 6.5m boat allowing you to effortlessly embark on aquatic adventures right from your backyard.
- Canal access ladder, 2 wooden canal wall mooring posts, one cleat, and one mooring pole already installed. Plus bonus covered kayak storage.
- A central kitchen with new Fisher Paykel 4 plate gas top, electric Smeg oven, Fisher Paykel dishwasher, and is truly the heart of the home
- Potential wine cellar under the staircase

Offering a complete tranquil lifestyle as you sip champagne on your tiled terrace balcony overlooking your private boat mooring and the wonderful waterfront panorama over the waterways around Port Bouvard.

Located just a stone's throw to the pristine waters of Avalon Bay and Village beach, close to Falcon Primary School, Miami Shopping Centre and the Dawesville Cut Golf Course.

This your opportunity to own a waterfront masterpiece of unparalleled quality in one of Northport's most sought-after locations.

MORE DETAILS

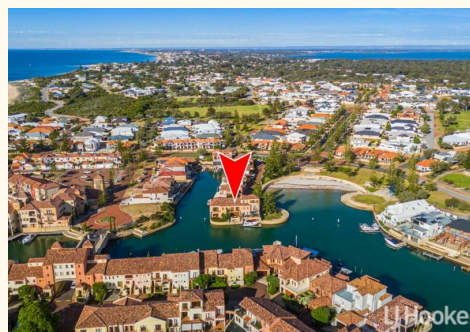
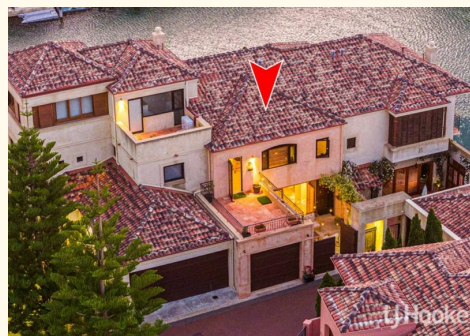
Property ID	4SC5FF2
Property Type	Unit
Land Area	159 m2

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





1st floor

2nd floor

TOTAL: 148 m²

1st floor: 71 m², 2nd floor: 77 m²

EXCLUDED AREAS: COURTYARD/ CAR BAY: 28 m², GARAGE: 19 m², PATIO: 24 m²,
BALCONY: 23 m², WALLS: 10 m²

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