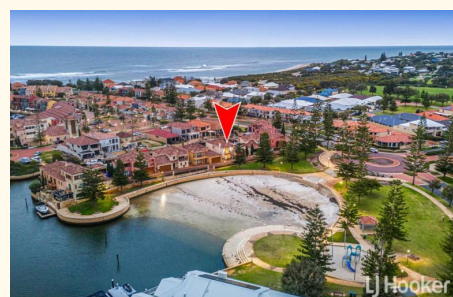


Sold






5/5 Westview Parade, Wannanup

## Unique Canal And Beach Living

- Best offer over \$1,250,000
- 3x2x2
- Built 2004
- 200m<sup>2</sup> building area
- Low Strata \$616.95 per quarter
- Canal mooring 7m boat
- 276m<sup>2</sup> lot
- Dramatic views of Man-Made Village Beach
- Expansive canal facing terrace
- Enclosed double garage attached directly to property, with loft storage

This unique canal front townhouse is located directly between Port Bouvard Village Beach and the canals in Port Bouvard, an area renowned for Avalon Bay, surfing, boating, fishing, crabbing, as well as the man-made Village Beach that offers a picturesque setting & ultimate relaxing family lifestyle & leisure.

There are only 11 units in this complex, also known as Norfolk Quays of which this home is centrally located and offers surreal breathtaking views of the canal to the left and right, and simultaneously the most desirable setting across the white sands of Village Beach.

3  2  2 

### FOR SALE

Best Offer Over \$1,250,000

### 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.

 LJ Hooker

The sheer brilliance of the location allows you to enjoy the scenic drive into your double garage (featuring 30m2 loft with drop ladder access and extra workspace at back of garage.). This extravagant scenery is not easily duplicated as the townhouse fronts the man-made beach and is directly on the Northport canal, just metres away from the local café, deli and even a Pilates gym. With a canal mooring for an up to 7m boat right at your terrace, this lock up and go lifestyle is sublime for those looking for either permanent living or a perfect entertainer & holiday home.

The terrace stretches the entire width of the is equipped with slide down outdoor screens. The undercover Alfresco on the northern side offers a private & discreet sit-down area, with a gasping view down the canal to enjoy dolphin viewing from your terrace or just soak up the amazing sunsets. This is a truly grand feature of this very wide water frontage property.

As you walk in through the most elegant front door that offers a 2 in 1 setting (open & closed with built in security screen), you are immediately greeted by a private lounge adorned with plantation shutters, with a seemingly picture window (double door) of Village Beach. The entire home has been freshly painted, and features plantation shutters, and newly installed stone tops as well as new bright carpets.

The kitchen features 30 mm stone tops, Bellini appliances and faces the gorgeous canal outlook making cooking an absolute pleasure and enjoyment from here.

The downstairs features a laundry, storage under the staircase perfect for a wine cellar, dining and living area as well as guest bathroom.

The entire living & dining area is complemented by a combination of bifold doors, and sliders, and open out spectacularly onto the terrace that can be screened off by beige outdoor blinds.

The upstairs has been upgraded with solid flooring, leading into the landing area that opens out into the three bedrooms.

It is here where the most breathtaking and spacious master bedroom En suite is located and features the spectacular view of Village Beach from the Juliette balcony that is accessed through French doors. The ensuite features double basin and 20mm stone top.

There is a further two more bedrooms upstairs, both with lovely canal views, and one with man-made beach facing window. Both are king size and are serviced by a family bathroom also featuring 20mm stone top.

Here are just some of the many features that you will love:

- Canal mooring for 7m boat
- Well-maintained Strata , only \$616.90 per quarter
- Located within a secure gated complex of only 11 properties
- The northern aspect so you are protected from the sea-breeze
- The open plan living, dining and kitchen area, that opens onto the canals which your sizeable patio overlooks
- Very different from most other designs in the area.
- Split system air conditioning in main living area and master bedroom.
- Centrally located kitchen with spacious pantry and Bellini appliances
- Separate front lounge room with French door overlooking Village Beach
- Spacious master bedroom with built in robes, en-suite and a

- balcony with a great view over Village Beach
- Bedrooms 2 & 3 also have built in robes and views of the canal waters
- Main bathroom with bath and toilet/powder room
- Double remote garage with additional storage space and shoppers' entrance into the house.
- 3rd toilet/powder room conveniently located downstairs
- No front neighbours and no common walls.

Just a few hundred metres away is the stunning north facing Avalon Bay/Beach which is ideal for swimming, surfing, fishing, kite/wind surfing and more. The reef on the outside of the bay protects the beach making it ideal for families to enjoy. Close supermarkets, restaurants, Marina, Golf Course and schools.

This distinctive and special living opportunity is rare with all these features so don't miss out - your lifestyle is calling

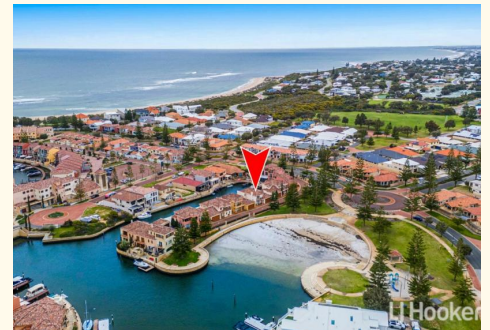
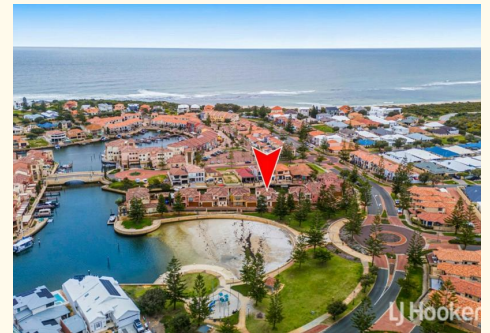
Please view our walk through video tour to gain a better understanding & appreciation of this amazing home

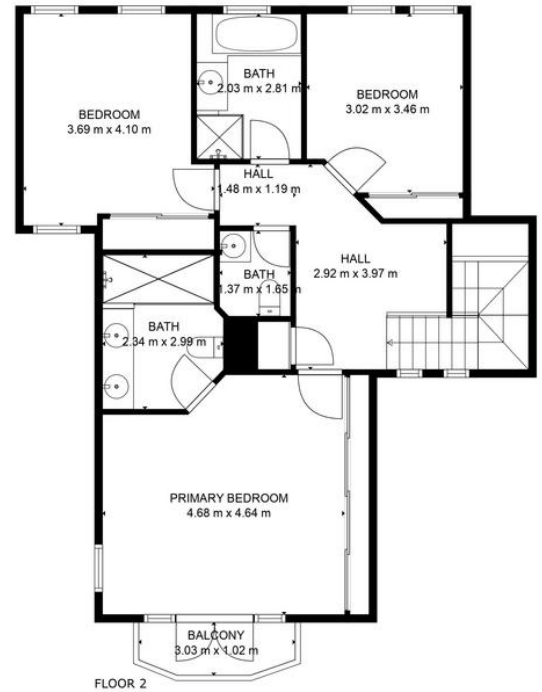
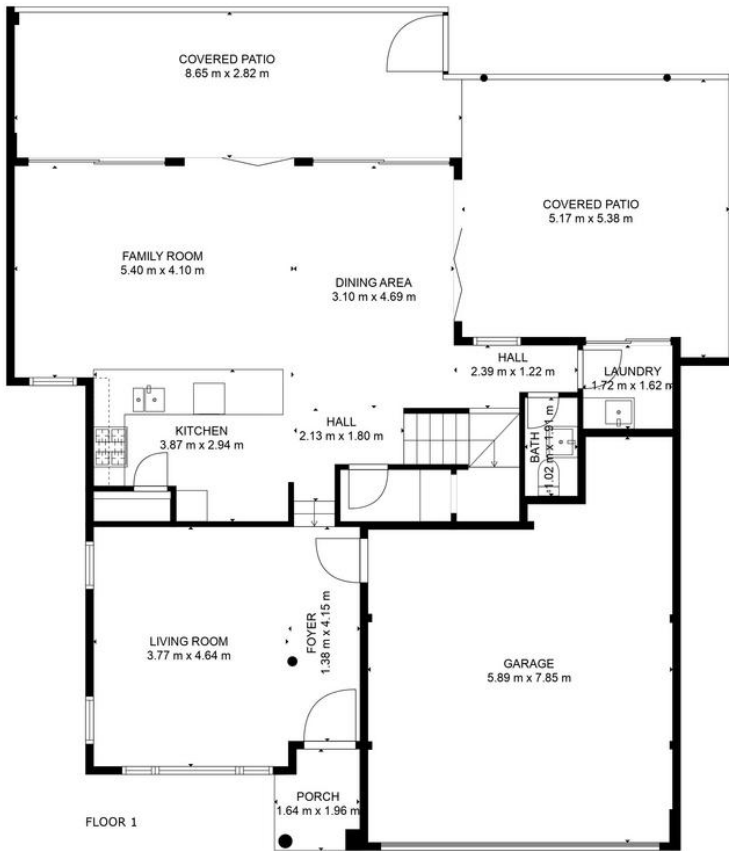
### MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 4S1EFF2 |
| Property Type | Unit    |
| Land Area     | 276 m2  |

**Tony Dos Santos 0466 550 512**  
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**TOTAL: 171 m<sup>2</sup>**  
 FLOOR 1: 89 m<sup>2</sup>, FLOOR 2: 82 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 39 m<sup>2</sup>, COVERED PATIO: 50 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>,  
 BALCONY: 3 m<sup>2</sup>, WALLS: 19 m<sup>2</sup>

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

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