

11/18 Port Quays, Wannanup

North facing highly Elevated Canal Villa~

- 249m2 total building area incl car bays, balconies & store
- 154m2 internal floor area
- 163m2 lot size
- Built 2003
- 2 Bedroom, 2 Bathroom (both ensuites)
- 10m own boat pen approx. 10m long x3m wide (access from ground level) .
- Shared jetty
- Two North to the water facing balconies (one on each level, top one with insane views)
- 2 Large (almost 1m longer than others) undercover car bays right by shopper entrance
- Wide lockable storage for kayaks , boat gear
- Super elevated compared to other 3 level units (feels 1 level higher)
- Seamless open plan design
- Hard wearing Bamboo flooring
- New gourmet kitchen
- Very rare & sought after north facing aspect
- $590 strata per quarter

2 2 2

FOR SALE
$1,150,000

VIEW
Sun 22nd Nov @ 10:00AM - 10:30AM

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

Welcome to 11/18 Port Quays, Wannanup —an exceptional outer canal waterfront residence in a private gated boutique location offering an enviable canal lifestyle in one of the Peel region's most prestigious precinct, Bouvard island.

Located in proximity to the entrance bridge that almost replicates the same setting in Port Grimaud you are bound to feel as if you are on holiday all year round.

Perfectly positioned within the exclusive Port Quays complex, in an exclusive waterfront position with a sought after north facing aspect is this sophisticated home that delivers with flying colours a relaxed coastal elegant lifestyle with direct access to the beautiful canals that make Wannanup one of Western Australia's most sought-after boating destinations.

Step inside the grand foyer with what feels like your very own water feature behind you, and you are introduced to the wine nook that also provides access directly to the two extended length car bays directly in front of the shoppers entrance .This vestibule like room is not common with any other unit in the complex, and is pleasantly lit up by eccentric looking windows to the east, as well as leading you up the staircase to the extraordinary naturally lit up, airy and very wide living & dining areas.

As you discover this light-filled interior and spacious open-plan living design coveted with polished bamboo flooring which seamlessly connects the kitchen, dining, and lounge areas, you will be in awe of the large window frame that faces north to the water & bridge, very much similar setting to Grimaud.

French doors open to a private outdoor entertaining area where you can relax and enjoy the stunning, tranquil canal outlook. This is one of the two north facing alfresco areas, which once again is unique & uncommon on this Island.

The well-appointed, totally renovated kitchen sits at the heart of the home, designed for both functionality and style with quality appliances, generous bench space, and ample storage. Whether entertaining guests or enjoying quiet evenings by the water, this home offers effortless lifestyle living. The laundry is extra-large and has separate toilet for guest convenience.

Upstairs, the two-bedroom accommodation provides comfort and privacy with well-sized bedrooms, including a generous master suite that captures the calming waterfront atmosphere. The second bedroom is further serviced by a family bathroom with shower and has a separate door for guests who wish to enjoy the second North facing alfresco area, boasting sea views and a feeling of "I'm on top of the world!".

Property Features:
- Shared jetty 10m as indicated on aerial image (boat pen is 100% owned by Villa 11/18 , and jetty is 50% shared with villa next door).
- Prime canal-front position in prestigious Port Quays
- Spacious open-plan living and dining areas
- Modern kitchen with quality appliances
- Generous bedrooms with built-in storage
- Two bathrooms for family convenience
- 2x Private outdoor entertaining overlooking the water to the north
- Secure parking x2 within the complex
- Low-maintenance lock-and-leave lifestyle

Lifestyle Location:
- Direct access to Mandurah's renowned canal waterways

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- Minutes to Wannanup beaches (Avalon is s stone throw away) and the Peel-Harvey Estuary is a short drive away
" Close to cafés, restaurants, and Port Bouvard Marina
- Short drive to Mandurah Foreshore and marina precinct
- Surrounded by scenic walking paths and coastal attractions

This is a rare opportunity to secure one of the most stylish and unique villas in this tightly held Port Quays Sun Drenched Island

Boasting impeccable finishes and exceptional water views over the Northport canals, this luxury 2 level villa enjoys effortless contemporary flow.

Offering an incomparable lifestyle choice on the exclusive Bouvard Island this idyllic villa embraces a luxurious indoor/outdoor lifestyle for the entertainer.

Ideally suited as a luxurious holiday retreat, or an exceptional investment or your very own canal abode.

Contact Tony Dos Santos today to arrange your private inspection and experience the ultimate canal lifestyle.

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MORE DETAILS

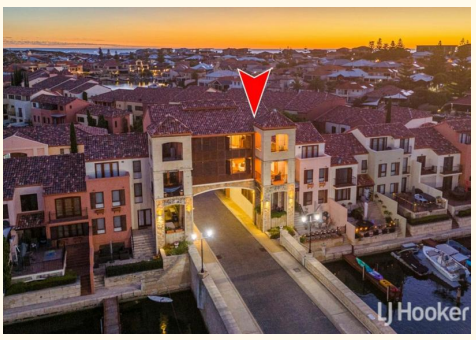
Property ID	4T0RFF2
Property Type	Villa
House Size	249 m2
Land Area	163 m2
Including	Toilets (3)











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TOTAL: 187 m2

Basement 3: 12 m2, Basement 2: 13 m2, Basement 1: 13 m2, 1st floor: 75 m2, 2nd floor: 74 m2
EXCLUDED AREAS: STORAGE: 11 m2, CARPORT: 45 m2, PORCH: 6 m2,
BALCONY: 25 m2, WALLS: 21 m2

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

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