







63/18 Port Quays, Wannanup

North Facing 3-Level Privately Nestled Villa

- Best offer over $1,275,000
- 3x2x2
- 183m2 internal floor area
- Built 2005
- Hard block (No basement)
- Unique Expanded master en suite incorporating bed 2
- Super rare North facing
- Reverse cycle a/c
- 3.5m x 7 m entrance courtyard
- Nestled in private location, away from street traffic
- Strata: $484 per quarter

Villas with such an enlarged master bedroom configuration, North facing, private location, no basement are extremely rare releases, and to top it all this villa is in pristine condition as it has been sparingly used.

Here is your opportunity to secure this magnificent north to the water holiday canal villa on the Exclusive Bouvard Island in Northport.

No basement underneath, and discreet location making this 3-level

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.

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FOR SALE
Best Offer Over $1,275,000

VIEW
Sun 22nd Nov @ 11:00AM - 11:30AM

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

AGENCY
LJ Hooker Mandurah
(08) 9586 5555

LJ Hooker

villa not just quiet, but super private from the street, not to mention the added benefits of North facing.
Located in a secure gated complex the Bouvard Island Villas are renowned for their Port Grimaud design and Mediterranean finish.

This stunning 3-bedroom 2-bathroom double storey villa is nestled at the rear of the island, away from all the hustle & bustle and is conveniently located close to Avalon Beach. Used very sparingly by the current owners this unit is in impeccable condition and has also recently been painted on the exterior and is fitted with plantation shutters and flyscreens.

As you walk into the tranquil bigger than usual 24m2 courtyard with lovely positioned tree, you are welcome by a wide living, dining, and kitchen area due to no internal stairs into basement. The kitchen has plenty of BIC and boasts Miele Dishwasher and Blanco gas top, range hood, and electric oven.

There is a separate laundry zone that has a separate powder room adjoined (basin & toilet).

The ground level flows out into an extra wide alfresco with gas bayonet for BBQ, and access to your very own private boat mooring of up to 6m. This entertainment area is vast, and a major feature is the comfortable enjoyment & lifestyle of the North aspect.

A unique different feature is on level 2 where the master and bedroom 2 have been incorporated into one huge master ensuite with 3 door mirror robes, a Juliette balcony, and a further bigger balcony, making this bedroom feel opulent, comfortable, and niche especially with the double door entrance. The en suite has a bath, shower, and double vanity, with separate toilet, and private entrance if required.

The extraordinary sized master bedroom room can easily be reconfigured back to bed 3, or the super large loft can easily be converted to a penthouse bedroom if required. This 3rd level loft has a double French door opening out to the north overlooking 4x2m balcony and has a further window bringing in natural light.

The second bedroom is on same level as the master and has its very own bathroom with shower & toilet, robe and a west facing Juliette balcony.

Live in complete tranquillity as you sip champagne on your tiled terrace balcony overlooking your private boat mooring and over the canals of Port Bouvard.

This villa boasts neutral theme throughout & has two under croft car bays situated in the block across the front entrance.

Villas with such a master bedroom configuration, North facing, private location, no basement are extremely rare releases, and this villa is in pristine condition.

DISCLAIMER: This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however, buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. Tony Dos Santos and LJ Hooker Property Experience provide this information without any express or implied warranty as to its accuracy or currency.

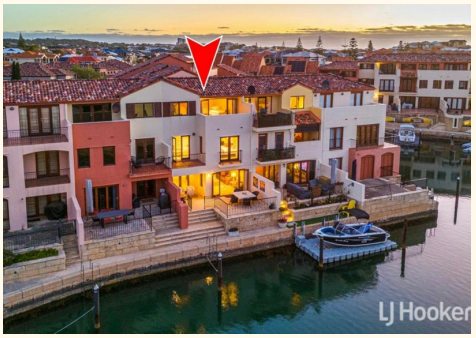
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MORE DETAILS

Property ID	4TZGFF2
Property Type	Villa

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



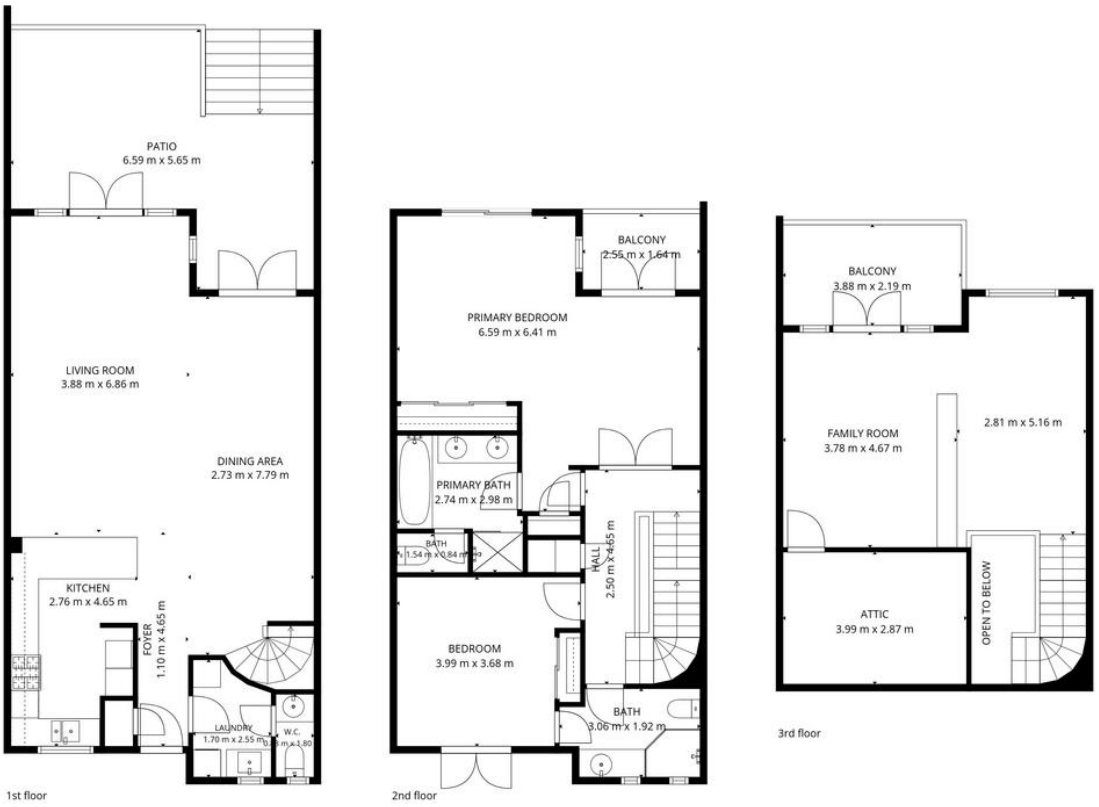








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TOTAL: 183 m2
1st floor: 73 m2, 2nd floor: 73 m2, 3rd floor: 37 m2
EXCLUDED AREAS: PATIO: 30 m2, BALCONY: 12 m2, ATTIC: 12 m2,
OPEN TO BELOW: 4 m2, WALLS: 13 m2

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

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