

76/18 Port Quays, Wannanup

Huge 191m2 Northeast 3-level Villa with New Kitchen, Jetty & Loft

- From \$1,349,000 by 6 July (Unless Sold Prior)
- Built 2009
- 3x2x2
- Extended open canal view
- BRAND NEW kitchen with NEW SMEG appliances
- ONE neighbour (natural light filled)
- 191m2 floor area
- 172m2 lot
- 2 Storerooms
- Loft with BONUS separate toilet & Basin-very rare (possible fourth bedroom)
- 2 Car bays
- Side access/gate
- Visitors parking directly outside
- Huge newly tiled patio facing north
- Jetty mooring directly in front, with stair access
- Strata only \$511Per Quarter

Set Date Sale: From \$1,349,000 by 6 July (Unless Sold Prior)

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

From \$1,349,000 by 6 July(Unless Sold Prior)

VIEW

Sun 28th Jun @ 10:30AM - 11:00AM

AGENTS

Tony Dos Santos

0466 550 512

tdossantos.mandurah@ljhooker.com.au

AGENCY

LJ Hooker Mandurah

(08) 9586 5555

 LJ Hooker

First Open Home Sunday 28 June 10:30 to 11AM

This supersized, uniquely designed 3 storey, 3-bedroom, 2-bathroom villa located on the exclusive Bouvard Island will make you feel as though you are staying overseas in a Mediterranean village. To top it off you can even bring along your boat and park up in the back yard. Bouvard Island is the perfect holiday location - only a 2-minute walk to the beach and 10 minutes' drive from the city life in Mandurah, you can experience the best of both worlds here.

Set on the water's edge, with views running down the entire length of the canal this is a perfect holiday home setting or permanent residence.

Upon entry you are welcomed with the warm timber flooring which combine perfectly with the white plantation shutters offering privacy & warmth.

The large open plan living area overlooks the water, so whether you are lounging or dining the sparkling water is always visible and provides a calm & tranquil scene of boats moored on the water. This internal area opens to the very large canal front patio area facing Northeast.

This fabulous villa features the following —

- Brand new kitchen, with new SMEG Dishwasher, Double oven, Gas top,
- Fully air conditioned (reverse cycle)
- Quality fixtures & appliances
- Mooring area for boat
- Large open plan living area
- Private balconies to each bedroom, and loft
- Spacious outdoor recently tiled courtyard overlooking the canals to the north & east (long, wide outlook)
- Brand new kitchen with stone bench tops, splashbacks, quality stainless steel NEW SMEG appliances & stunning white overhead cabinetry with feature glass panels, pantry & lots of cupboard space
- Built-in robes to both bedrooms
- Large loft room on upper level with toilet & basin & ceiling fans x2, perfect for a teen retreat or guests or even a games room. There is further storage access in this loft, with wooden floor and separate access
- Undercover parking with TWO storerooms
- Private boat mooring allows for a boat of up to 7m to be moored in your own backyard just a few steps down from your patio area

Walk to Avalon Beach and Piazza boardwalk - close to amenities including shops, library, schools, golf course, and restaurants - lovely outside entertaining area right on canal, ready for that coming summer BBQ.

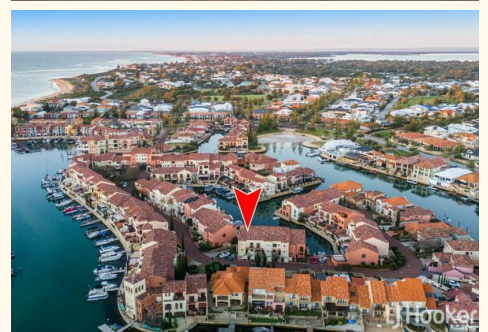
MORE DETAILS

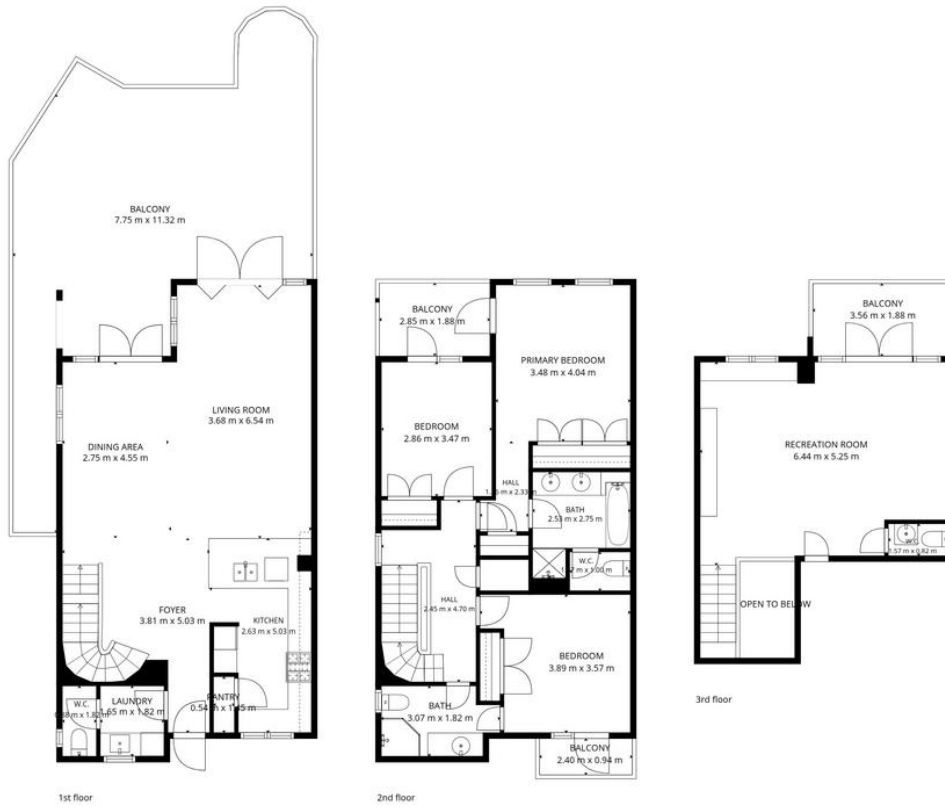
Property ID 4TGAF2
Property Type Villa

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: 175 m²
 1st floor: 70 m², 2nd floor: 70 m², 3rd floor: 35 m²
 EXCLUDED AREAS: BALCONY: 68 m², OPEN TO BELOW: 4 m², WALLS: 14 m²

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