



95/18 Port Quays, Wannanup

Port Quays Island Boutique Two Bedroom Villa

- Best offer over \$699,000
- 2x1x1
- Built 2006
- Boat pen for boat up to 6.5m
- Stone throw from Pristine Avalon Bay
- Mediterranean designed
- Strata levy only \$365 per quarter

Start living the dream with your very own piece of Tuscany, right here in Wannanup, and only a short stroll to Avalon beach.

This two-level home is situated in the exclusive gated Port Bouvard island and is just perfect for that unique holiday home you have worked so hard for. Alternatively, as an income generating rental investment, or if you are considering downsizing or entering the house market for the first time and just dreamt of being on the canal ,at an affordable price.

Set right on the water's edge with unsurpassed water views facing south down the canal, this Mediterranean designed villa offers secure and private living, close to all amenities and only a stone throw from

2 1 1

FOR SALE

Best Offer Over \$699,000

VIEW

Sun 26th Jul @ 9:30AM - 10:00AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



the pristine waters of Avalon Beach.

Yearly council rates - \$1800 approx.
Quarterly Strata Fees - \$365 per quarter

Enter the ground level front the gate and you are welcomed by a tidy contained courtyard. Through the front door awaits a good sized, neat kitchen which overlooks a confined living/dining area, opening onto the inviting waterfront terrace - perfect for indoor/outdoor entertaining, fishing, kayaking or simply relaxing and enjoying the beautiful sunsets. The ground floor is fully tiled & offers open plan living looking out to canals. Kitchen has stainless steel appliances plus plenty of cupboard space. Further downstairs has a laundry and separate toilet

There is ample space to moor a decent size boat up to 6.5m (own boat pen allocated to unit).

On the upper level are two generous sized bedrooms, both of which are complimented by built in robes and a sharing his & her basin bathroom. The views from the master bedroom are simply stunning, enhanced by the private balcony which provides the perfect position from which to enjoy the island ambience.

One secure basement parking bay, downstairs toilet and washroom provides a bonus.

With the island offering a secure setting and a boating playground at your doorstep, this property provides an amazingly affordable opportunity to experience this carefree lifestyle.

This secure well-maintained townhouse in extremely popular complex is going to be exactly what you have been looking for

Immerse yourself in the tranquil island lifestyle today!

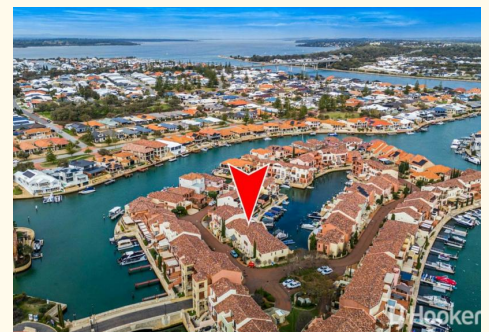
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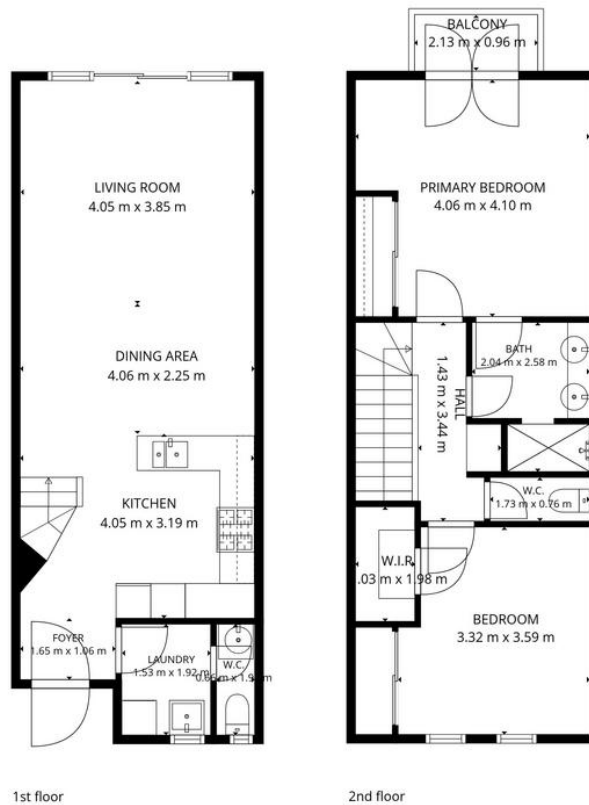
MORE DETAILS

Property ID	4TMCFF2
Property Type	Villa
Including	Ensuite Toilets (2)

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TOTAL: 90 m²
 1st floor: 44 m², 2nd floor: 46 m²
 EXCLUDED AREAS: BALCONY: 2 m², WALLS: 10 m²

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