

52 Avocet Island Quays, Wannanup, WA, 6210

CENTURY 21

House For Sale

Saturday, 16 November 2024

52 Avocet Island Quays, Wannanup, WA, 6210

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House



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Elegant Waterfront Living at Its Finest

A gentle meander through the Port Quays canals leads you to the exceptional home that is 52 Avocet Island Quays in Wannanup.

A spacious foyer welcomes you home to this elegant four bedroom, three bathroom home, spanning two levels and designed to maximize the stunning views and to enjoy a lifestyle on the water.

Experience the seamless flow of open-plan living and a modern kitchen, accentuated by marri wood flooring and high ceilings. Full length windows perfectly frame the captivating water views and invite reams of natural light in, creating an inviting and picturesque setting for everyday living and entertaining. The kitchen impresses with abundant storage, a gas cooktop, an appliance cupboard, and a dishwasher, all thoughtfully designed to make daily living effortless. Overlooking the dining area and informal lounge, it creates the perfect hub for cooking and connecting with loved ones. From here, take in the ever-changing water views that transform beautifully with each season. Your comfort is ensured year-round with ducted heating and cooling, complemented by an efficient reverse cycle system, making this space a perfect haven no matter the weather.

Also located on the water, the master bedroom features sliding door access to your own private balcony, his and hers built in robes, ensuite with dual vanities and split system air conditioning.

A study and two additional bedrooms are conveniently located on the first floor, each featuring built-in robes and split system air conditioning. A second bathroom serves this level, ensuring comfort and convenience for family and guests.

The fully self-contained downstairs area offers ultimate flexibility and privacy, perfect for guests or multi-generational living. This space features a well-appointed kitchenette, a comfortable living area, a spacious bedroom, and a semi ensuite bathroom. With its own separate entrance, it provides a sense of independence, or the perfect set up for an Airbnb.

Step out onto the expansive full-length deck, an ideal space for entertaining or simply unwinding while taking in the breathtaking water views. Whether hosting family and friends or enjoying a quiet moment, this outdoor haven offers the perfect setting to savour the changing scenery, from tranquil mornings to vibrant sunsets. With ample space for alfresco dining and lounging, it's the ultimate spot to embrace the waterfront lifestyle and enjoy seamless indoor-outdoor living.

With your very own jetty, enjoy the convenience of stepping directly onto your boat from your doorstep. Whether you're setting out for a peaceful boat ride or casting a line, the possibilities are endless. And if you happen to catch a fish or two, a dedicated sink and cleanup area on the landing make it easy to prepare your catch with ease and convenience.

This home strikes the perfect balance of luxury and leisure, combining elegant spaces with fantastic entertaining areas, a "cellar" currently used to make wine with sink and shelving, as well as a unique outdoor Croatian BBQ room. With a double garage and extra parking securely behind automatic gates, it's all here!

Shire Rates: \$3,300.00 (approx.)

Water Rates: \$1,564.13 (approx.)

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