

7 Houtman Lane, Wannanup, WA 6210



House For Sale

Friday, 10 January 2025

7 Houtman Lane, Wannanup, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 289 m2

Type: House



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Offers From \$1.3 Million

Canal-Side Living at Its Best! Sitting on the Eastport Island canals of Wannanup, this modern three-bedroom, two-bathroom home epitomises the serenity and ease of canal-side living. A quality triple-level Cachet build, the intelligent design features abound with a maximisation of functionality, style, and space in every detail. The North Facing aspect of the residence brings winter sunlight into the home. The home also sings in summer, with two canal facing outdoor areas, complete with decking to soak up some rays, then keep cool with your private plunge pool. Additionally, the wide canal frontage and positioning on the curve of the canal provides room for double boat dock and plentiful panoramic views. Step up from the courtyard entrance into the grand foyer, illuminated by the frosted glass door. Wander up the stairs to the third level and find a generous open-plan lounge area, featuring vaulted ceilings, finished with expansive bi-folding windows that overlook the canals. Clever design extends to the king-sized master bedroom, with a generous ensuite and adorned with rear secluded couples' balcony, making it the perfect private retreat. The second level boasts its own wrap around balcony, decked area and its own plunge pool and the options to cook up a brilliant outdoor BBQ feast. This home accommodates guest or multigenerational living, as this level also contains its own living room and the two additional queen size bedroom suites, one with decking balcony. The unique undercroft space provides jetty access and the investment in cantilevered beams provides bonus space for a bar area and ample storage of aquatic equipment. The double car garage provided thoughtful entry in through the laundry. There is also the opportunity to purchase the home fully furnished, making it an ideal holiday home.

Features at a glance:

- North Facing wide canal frontage property
- Three generous bedrooms and two bathrooms
- Upper Floor:
 - Master bedroom with private balcony and ensuite
 - Bi Folding windows in generous open-plan lounge
 - Exceptional dolphin viewing opportunities from the balcony
- Ground Floor:
 - Two minor bedrooms, one with half-decked balcony
 - Outdoor dining and BBQ area with glorious plunge pool
 - Well-equipped laundry with garage access
- Undercroft:
 - Versatile and uniquely designed lower level
 - Aquatic Equipment Storage
 - Man cave or bar opportunity
 - Room for double boat dock

EST Council Rates: \$2,500 • EST Water Rates: \$1,565 • EST Strata Levies: \$1,508

If you're seeking comfortable, contemporary canal-side living at its best, phone exclusive listing agent Emma Hutton on 0415 161 160.

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.

Features: Air Conditioning, Canal Property, Jetty, Pool