

91 Avocet Island Quays, Wannanup, WA, 6210

Mandurah

House For Sale

Thursday, 28 November 2024

91 Avocet Island Quays, Wannanup, WA, 6210

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House



Kashan Vincent
0895819999

Immaculate Single-Level Canal Home in Eastport

Step into luxury with this immaculate single-level canal home, perfectly positioned in the highly sought-after Eastport precinct of Port Bouvard. Designed with family living in mind, this home offers an abundance of space and breathtaking canal views. Nestled at the wide top end of the canal, in a quiet cul-de-sac surrounded by high-end waterfront properties, this home provides ultimate privacy and an enviable lifestyle.

The renovated chef's kitchen is a standout, which overlooks the open plan living area and extends to the outdoors, allowing you to enjoy the expansive water vistas all year round. This excellent space affords stylish modern beach wood cabinetry, large granite countertops with breakfast bar, quality stainless steel double oven and 6 burner gas cook top, plus the convenience of a large walk-in pantry.

Inside, the property offers two expansive living areas, ideal for family gatherings or relaxation. Four generously sized bedrooms, all with walk-in robes are complemented by a luxurious master suite with a double vanity ensuite and floor-to-ceiling tiles, ensuring comfort and privacy. A separate double-door home theatre room with stylish plantation shutters, provides the perfect setting for movie nights, while a spacious activity room or home office allows for flexibility in how you use the space. The home is equipped with three split-system air conditioners and ceiling fans for ultimate comfort, electric roller shutters and generous storage.

The massive alfresco area is ideal for entertaining, complete with quality cafe blinds for year-round enjoyment. There is an additional storage room with sink facilities which is perfect for cleaning your catch of the day, and the large L-shaped jetty and newly replaced boat lift provide easy access to the water. There is also a secure hardstand park for a large caravan, offering convenience for those with an adventurous spirit.

Located just minutes from the Port Bouvard Marina, Avalon Bay's pristine white sands, the Port Bouvard Surf Life Saving Club, and The Cut Golf Course, this home is perfectly situated for those who love the outdoors. Whether you spend your days cruising the water or enjoying the nearby amenities, this home offers the perfect lock-and-leave getaway. With its superb location, luxury features, and effortless coastal lifestyle, this canal home in Eastport is a rare find. Whether you're looking for a permanent residence or a tranquil weekend getaway, this property is sure to impress.

Don't miss out on securing this rare luxury canal property that truly has it all. Contact Kashan Vincent today on 0408 202 575 for a private viewing.

Features Include:

- Immaculate and spacious 246sqm single level home
- 4 bed 2 bath 2 car with study and theatre
- Great size jetty and new boat lift with large canal waterway location
- Situated on a spacious 626sqm block
- Amongst quality homes in sought after Wannanup.
- Secure hardstand parking for a large caravan
- Renovated modern kitchen
- 3 x split systems
- Instantaneous gas
- The luxury of all bedrooms having walk in robes
- Massive alfresco with café blinds
- Electric roller shutters
- Quality chefs kitchen with stainless steel appliances
- Granite benchtop with breakfast bar

Call Kashan Vincent 0408 202 575 for further details.

This information has been prepared to assist in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, Harcourts Mandurah do not warrant or guarantee the accuracy of the information or take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.