

31/18 Port Quays, Wannanup, WA, 6210



Townhouse For Sale

Friday, 15 November 2024

31/18 Port Quays, Wannanup, WA, 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



Tony Dos Santos
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Huge canal terrace entertaining With Floating Jetty & The X Factor

- Best offer over \$899,000
- Built 2007
- 208m2 lot
- Two storey canal villa with no basement underneath
- Tuscan inspired island paradise
- Shared Floating jetty with power/water pedestal
- Strata Levy \$584 per quarter

A contemporary beach vibe greets you as you enter this villa, with its grand open plan ground floor living.

Benefiting from being on the outer circle of the Port Bouvard canal island thus allowing for access for big boats, beautiful sunsets and the use of a large shared floating jetty with power& water pedestal.

One of this property multiple X factors is that it offers more space than its counterparts with extra wide water's edge patio and additional side storage, as this villa has an adjoining property on one side only, so it has an extra open area which can be used to store canoes and ski's. There is also a store loft with ladder access situated above the upstairs landing area. There is also an external doorway/shoppers entrance from the living /dining down to your basement parking as opposed to entering the courtyard only.

Another X factor is that this villa does not have basement parking directly underneath it.

Sitting on 208m2 and commanding a North West aspect you will have beautiful sunsets to enjoy on your water's edge or enclosed upstairs balcony.

Three large bedrooms and two bathrooms on the first floor all with access to balconies make this villa a fantastic holiday home or the perfect place to call home. The balcony leading from the minor and master bedroom is enclosed, allowing a picturesque setting with no winds. This space is being used as a study retreat with view.

This property comes with two underground parking bays and the island offers:

- 2 car bays and a separate lock up storage area in the undercover car park.
- Plenty of visitor parking
- Plantation blinds
- Store loft with ladder
- Light and bright tiles
- Neutral and well-appointed kitchen
- Reverse cycle air conditioning
- Extra toilet powder room downstairs
- Master ensuite features a beautiful spa bath for those relaxing evenings after a day on the water.
- Secure gated island entrance
- Huge water's edge entertaining
- Amazing wide water views

- The amazing Avalon beach 500 meters
- The Cut golf course 1.5km
- Falcon Primary school 800 meters
- Miami Plaza shopping centre 2.5km

If you have always dreamed of canal living then look no further than this great value canal home. Call the exclusive selling agent Tony on 0466 550 512