

109/18 Port Quays, Wannanup, WA 6210



House For Sale

Thursday, 30 May 2024

109/18 Port Quays, Wannanup, WA 6210

Bedrooms: 4

Bathrooms: 3

Type: House



Tony Dos Santos
0895865555

Best Offer Over \$1,449,000

- Best offer over \$1,449,000- 4x3x2- 2005 build- 7m jetty- 297m² floor area- 444m² lot- Man made beach views- Eastern aspect- Reverse cycle Fujitsu A/C- Strata \$1095 per quarter If you are looking for a new place to call home, an amazing weekender or long-term investment, then 109/18 Port Quays is the one. Uniquely set on island surrounded by water and situated upon Bouvard Island in Wannanup. The floor plan of this detached two level residence is smartly designed and functionally laid out, incorporating four bedrooms, three bathrooms, study, huge void and a double enclosed garage with extra workshop/storage space. Upon approaching this 2005 built home, you will instantly feel relaxed by your surroundings, generated from the picturesque Port Grimaud in the South of France. The archway within the extra high porch provides a warm greeting upon arrival, inviting you into the long & wide entrance hall. To your left you are greeted by the first of the four bedrooms. Spacious in size, this bedroom offers you the option of living entirely on the ground level should you desire, complete with built-in storage and ensuite comprising shower and single basin, with an enclosed toilet that doubles up as a powder room for guests. And to your right you will come to the shopper's entrance which provides direct and secure access to the oversized double lockup garage. Continuing along past the staircase with under storage, you will come to the first of multiple living areas, and the heart of this canal home and decorated with wooden plantation shutters. Ceramic floors encompass the entire downstairs, except theatre & bedroom. The well sized theatre room with coffered ceiling and enclosed with double doors, making this is the perfect place to relax and enjoy a movie. The warm and bright open plan living, dining and kitchen which capitalises on the elevated water views which are visible for every part of this great open space.. The central void with soaring high ceilings allows natural light to flood into the dining & kitchen area, adding a remarkable open plan ambience and a feeling of relaxation & comfort. The open plan living flows seamlessly out to the alfresco entertaining area where alfresco café blinds ensure that you can enjoy sitting at the water's edge all year round. There is no doubt that the view from this home is really something special, looking across to Port Bouvard's manmade beach and beyond to the Norfolk pines which Port Bouvard is famous for. Stepping down the terrace steps to the canal wall, you have the luxury of walking straight from the back door onto your boat, from there the ocean or estuary is just a few minutes cruise away. Not to mention the outside shower where you can enjoy after an outing to Avalon Bay, or a swim in the canal. Within the large kitchen both bench space and cabinetry are abundant, completed with granite bench tops, 5 plate Miele gas top, 900mm Smeg electric oven, pot drawers, double sink with filtered water, dishwasher and stainless steel appliances. A large laundry with linen BIC and slider to the outside is located nearby. Up the carpeted staircase to the second level of the home which comprises of 3 bedrooms & study, and has an east facing balcony flanking the entire width of the home building front. A further great attraction of the master is that it is positioned on the canal side of the home, allowing you to lie in bed and look out to the calming water and man-made beach, what a picture window! This master suite is vast in size, boasts large WIR, bath, shower, double basin, and separate toilet. From the master bedroom you have direct access out to the balcony which makes the most of the easterly orientation from where you can watch the sunrise each and every morning. The remaining guest bedrooms are separated by the kitchenette with bar fridge, and yet another generous living space, this time in the way of a games room, study or upstairs lounge, which overlooks the void within the living space. The 2 remaining bedrooms with a west facing balcony separating them are both large in size and also hold built in storage with shared use of the guest bathroom with bath & shower, along with a separate powder room. The beauty of this location, along with the astute floor plan and quality finishing's, can only truly be appreciated through a private inspection. Living on Bouvard Island on Port Quays gives you a sense of security that is unmatched, along with a lifestyle like no other. With Avalon Beach just a stroll away and Mandurah CBD only 13kms from home. To arrange your private inspection, call Tony today on 0466550512.. ** Total area of 444sqm includes water envelope