

2/1 Hartog Pass, Wannanup, WA 6210

Realmark

Sold Townhouse

Friday, 8 September 2023

2/1 Hartog Pass, Wannanup, WA 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 249 m2

Type: Townhouse



Simon Wroth
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\$850,000

What to love: Outstanding canal front townhouse, built over three levels faces East to the water and your own private boat mooring. Nestled between the ocean only 200m to the West, Avalon Bay a beautifully protected swimming beach 500m to the North and the Dawesville Channel 450m to the South. This unique enclave is pure paradise for boating enthusiasts that love the beach. This exquisite villa offers an unparalleled blend of Mediterranean charm, luxury and a stunning waterfront location – a true Tuscan-inspired oasis by the canal. Nestled in its own canal cul-de-sac, this villa offers breathtaking views down the canals for you to enjoy the tranquil glistening waters right outside your doorstep. Watch the dolphins frolic in the nearby waters as they entertain you. Nature's beauty is just a glance away. Large balconies on every level provide the perfect setting for morning sun and shaded afternoons. Ideal for hosting gatherings and enjoying the outdoors. With its own large jetty and stunning canal location, you can embrace the waterfront lifestyle to the fullest. **What to Know:** This villa boasts top-notch amenities, including a spa, electric security gate, alarm system, intercom system, reverse cycle air conditioning, and a valet ducted vacuum system. Cook like a pro with Blanco kitchen appliances. Enjoy the convenience and style of a well-equipped kitchen. **Bedrooms and Bathrooms:** This villa features 3 bedrooms and 2 bathrooms, along with a powder room for added convenience. **Open-Plan Layout:** The open-plan living and dining area is perfect for gatherings and family time. **Location:** Just a 200m walk to the beach, you'll have easy access to the pristine coastline. The property is also conveniently close to the Village Centre, Dawesville Channel, and Marina. **Utilities:** The property comes equipped with gas hot water, reverse cycle air conditioning, and a fully reticulated garden for easy maintenance. 200m (approx.) to the ocean 800m (approx.) to La Belle Patisserie 2km (approx.) to the Cut Tavern 3.1km (approx.) to Port Bouvard Marina Council rates \$2400 approx. Water rates \$1525 approx. **Who to talk to:** Simon Wroth | 0407 072 442 | swroth@realmark.com.au