

21 Houtman Lane, Wannanup, WA 6210

CENTURY 21

Sold Residential Land

Friday, 9 February 2024

21 Houtman Lane, Wannanup, WA 6210

Area: 319 m2

Type: Residential Land



Shantell Smith
0894932221

\$275,000

Indulge in the epitome of waterfront living. Nestled in opulent seclusion, East Port Island (EP Island) defines contemporary elegance! Envision a daily retreat where each moment feels like a getaway, where your residence is a sanctuary, and your backyard extends into a pristine waterway. Craft your ideal home on this exclusive canvas, within a secluded enclave boasting only 34 plots. A 319sqm plot of prime land awaits, surrounded by sophisticated two-story homes. Seize the chance to manifest your vision, creating the perfect dwelling in this prestigious locale. For those who love the water, this property includes a coveted boat mooring. Launch into serene waters directly from your doorstep, exploring tranquil canals and beyond. With ample frontage and an south-west orientation, relish sun-drenched mornings and sunset vistas—a daily celebration of life's splendour. Craving unobstructed water panoramas? East Port Island adheres to building guidelines permitting two-story construction, ensuring breathtaking views from your abode. Embrace the natural beauty surrounding you each day. Security is paramount at EP Island. Accessed via a private bridge, this gated community offers a "lock and leave" lifestyle, providing peace of mind while traveling. Rest assured, EP Island is overseen by a dedicated Strata, prioritising island safety and cleanliness. Revel in the assurance that your paradise is well-maintained. While EP Island feels like a secluded oasis, modern conveniences are within easy reach. Escape the hustle and bustle to a serene haven, explore the nearby Harvey Estuary, enjoy Port Bouvard Marina's attractions, or cruise the Dawesville Channel. For sun-soaked beach outings, Avalon Beach in Port Bouvard is just a short drive away. Golf enthusiasts are mere minutes from The Cut Golf Course, accessible via the bridge. The opportunity to call EP Island home awaits. Don't miss out on this chance to embrace your dream lifestyle. Your sanctuary is just a phone call away. FEATURES: * 319sqm canal block * Generous frontage * South-West aspect * Exclusive East Port Island Estate * Gated security access point to the island * Lock and leave lifestyle * Private moor to the rear of the block * Nearby Port Bouvard Marina * Easy access to The Cut Golf Course For more information and inspection times contact: Agent: Shantell Smith Mobile: 0420 907 185 PROPERTY INFORMATION Council Rates: \$300.00 per qtr Water Rates: \$196.89 per qtr Strata Fees: \$403.00 per qtr Block Size: 319sqm Zoning: Residential Dwelling Type: Vacant Land INFORMATION DISCLAIMER: This document has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate, but clients must make their own independent enquiries and must rely on their own personal judgement about the information included in this document. Century 21 Team Brockhurst provides this information without any express or implied warranty as to its accuracy or currency.