

31 Cormorant Key, Wannanup, WA 6210



Sold House

Friday, 29 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 576 m²

Type: House

\$1,180,000

HOME OPEN CANCELLED - UNDER OFFERSET DATE SALE: All offers are to be presented by 4pm Monday 16th October 2023. The seller reserves the right to accept an offer prior to the close of the set date sale. PRICE GUIDE: Offers From \$1,150,000

What to Love Perfectly located in the Eastport Canal Precinct of Port Bouvard, approximately 1 hours' drive from Perth and 10 minutes to Mandurah's CBD, this stunning easy maintenance, double brick, 4-bedroom, 2-bathroom canal masterpiece was architecturally designed and built by a builder in 2013 for his own family with no expense spared. Being both luxurious and extremely spacious this incredible family home offers 259sqm of internal living area with towering high vaulted and recessed ceilings, custom quality fixtures and fittings throughout, open plan living with a huge waterfront balcony, giving you breathtaking turquoise water views over the canals. The home sits proudly on a very generous 576sqm block with 16.1m of water frontage and your own 9m private jetty, undercroft utility room and expansive lower deck, ready for you to launch out at any time on your favourite watercraft and explore this unique nautical paradise. Whether it be the Dawesville Channel or the protected waters of the Peel Inlet or further out to the Indian Ocean, the choices are simply amazing!

What to Know Live your absolute best life having the space and versatility for your whole family with 4 x separate living zones including a 15m long family room and extended activity room which is framed by wall-to-wall glass sliding doors and windows encapsulating the magnificent outdoor alfresco entertaining area with solid wood panelled ceilings and direct water views. The "West Wing" can be closed off completely to allow privacy and consists of 3 large bedrooms, separate tastefully renovated bathroom and separate toilet, ideal for guests, teenagers or the elderly and has its own central activity/lounge area. This section of the home could also be used as a granny flat. The chef's dream kitchen is equipped with quality stone bench tops, scullery, long wide breakfast bar with waterfall edges, plenty of cupboard space, freestanding European 900mm oven & gas hotplates with rangehood. The kitchen is the heart of the home which overlooks the amazing water and canal vista. The resort style master suite has also been meticulously renovated and includes a walk-in robe, spacious ensuite with a deep ceramic bathtub, his and hers floating vanity with engineered stone, earthy wall to ceiling 600mm tiles, separate WIR plus spacious shower recess, heat lamp and heated towel rack.

Special Features:

- * World class canal views
- * Huge separate home cinema room
- * Master King size bedroom with walk-in robe & dressing room double floating vanities, walk in resort shower to ensuite
- * Spacious 4 bedrooms, 2 bathrooms & 3 toilets
- * Private West Wing with its own lounge/activity room, 3 bedrooms, bathroom, separate toilet
- * Towering high ceilings throughout with feature chandeliers
- * 2 x separate activity rooms
- * Illusion Instant gas fireplace
- * Reverse cycle ducted and zoned air conditioning
- * 4 large living zones
- * Massive open plan kitchen, scullery, family, meals & living with extended activity room
- * Separate office/computer room
- * Huge waterfront alfresco & entertaining balcony with pull down café blinds and roller shutters
- * BBQ area with gas plumbing & hot and cold plumbing connections
- * Oversize double garage
- * Massive undercroft room and expansive launching deck
- * Private 9m jetty
- * Solid Jarrah flooring throughout
- * Outdoor shower & toilet near the under-croft area for exiting/entering your watercraft
- * High clearance extra width double garage with rear door access
- * Instant gas hot water
- * Council rates \$2933 approx.
- * Water rates \$1525 approx.

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