

**5 Houtman Lane, Wannanup, WA 6210**

**CENTURY 21**

**Sold Residential Land**

Saturday, 10 February 2024

5 Houtman Lane, Wannanup, WA 6210

Area: 292 m2

Type: Residential Land



Shantell Smith  
0420907185

**\$300,000**

Immerse yourself in the ultimate waterfront lifestyle. Tucked away in the lap of luxury, East Port Island (EP Island) is the epitome of modern living! Picture a life where every day feels like a vacation, where your home is an oasis, and your backyard is a pristine canal. The perfect canvas for your dream home, in this private enclave of just 34 lots, you'll find a 292sqm block of prime earth, framed by elegant two-story residences. This is your opportunity to live out your vision, building the perfect home in this exclusive location. For those with a passion for the open waters, this property comes with a coveted boat mooring. Set sail right from your doorstep, exploring the tranquil canals and beyond. A generous 14-meter frontage and a coveted north-west aspect ensure that natural light graces your home from dawn to dusk. Wake up to sun-kissed mornings and savour evening sunsets over the water—a daily reminder of life's beauty. Dreaming of unobstructed water views from your canal home? Look no further. East Port Island boasts building guidelines that allow for two-level construction, guaranteeing breathtaking vistas from your home. Embrace the picturesque beauty of your surroundings every day. Security is paramount at EP Island. Accessible via a private bridge, this gated community offers the perfect "lock and leave" lifestyle. Travel with ease, knowing your sanctuary is safeguarded. Rest easy knowing that EP Island is managed by a dedicated Strata, ensuring the safety and cleanliness of the island remain top priorities. You can savour peace of mind, knowing your paradise is well-cared for. EP Island feels like a world of its own, yet all the conveniences are within reach. It's your private retreat from the hustle and bustle, where serenity and convenience coexist in harmony. Explore the nearby Harvey Estuary, experience the fun of Port Bouvard Marina, or cruise the Dawesville Channel. For sun-soaked beach days, head to Avalon Beach in Port Bouvard, just a short trip in the car away. And if golf is your passion, you're mere minutes from The Cut Golf Course, accessible via the bridge. Your chance to make EP Island your home is now. Don't let this opportunity slip through your fingers. Your dream lifestyle is just a call away. FEATURES: \* 292sqm canal block \* 14m frontage \* North-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 For more information and inspection times contact: Agent: Shantell Smith Mobile: 0420 907 185 PROPERTY INFORMATION Council Rates: \$1128.02 per annum Water Rates: 650.30 per annum Strata Fees: \$390.00 per qtr Block Size: 292sqm 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.