

55 Avocet Island Quays, Wannanup, WA 6210

Sold House

Monday, 14 August 2023



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Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1007 m2

Type: House

Contact agent

CURRENT BID \$1,575,000 An idyllic luxurious lifestyle awaits you at 55 Avocet Island Quay in Wannanup. This rare 1007sqm corner canal block ensures breath taking water views from almost every room and let's not forget the stunning sunsets and sunrises that occur all year round whilst the resident dolphins regularly swim by. Built in 2005 by renowned building company Riverstone this 4-bedroom x 2-bathroom premium spec home has undergone constant tweaking and improvement to produce what it is today ENTERTAINMENT AND LIVING PERFECTION! With 4 living rooms at your disposal, 2 outdoor alfresco areas to entertain family and friends and when appetites occur create culinary masterpieces in the well-equipped kitchen which boasts top of the range fixtures and fittings and uninterrupted water views from wall-to-wall windows. Boating enthusiasts will appreciate the rare 60m canal frontage with jetty and considerable manoeuvrability if you have a large vessel or another boatie drops in. Some of the more distinguished features throughout the home include:

- 2005 Riverstone built home.
- 2 car carport with ample supplementary room for extra vehicles or toys
- Formal double door entry foyer
- Spacious theatre/games room
- Master bedroom suite with sumptuous bathroom ensuite with floor to ceiling travertine, large bathtub and shower recess. Ladies you will love the walk-in-robe that was fit out by a wardrobe design company
- Main bathroom also with floor to ceiling travertine tiling
- Huge living room drenched in natural light that warms the spotted gum hardwood floors perfectly
- Casual meals area which opens out to the main outdoor alfresco area all finished off with travertine flooring
- Stunning kitchen space with Caesarstone benchtops, an abundance of cupboards and drawers (all soft close), Fisher Paykel multi drawer dishwasher, Kleenmaid stainless steel freestanding dual operating fan forced oven/6 burner gas stove with matching canopy rangehood and walk in pantry.
- Scenic outdoor alfresco area with travertine flooring, glass balustrading, café blinds and cedar lined ceilings to create an all year-round stylish entertaining aspect.
- Downstairs to a secondary living-lounging-entertaining zone finished off in the same travertine flooring and affording those uninterrupted views. When friends drop by throw open the stackable bifold doors and sit out on the extensive timber deck and enjoy the fire pit and enjoy a cocktail or two. You'll become quite proficient at mixing cocktails or choosing wine with your built-in bar area with dual Vintec fridges. Once you have worked up an appetite fire up the Zesti woodfire pizza oven and create your own delicious pizza.
- 31 coarse ceilings
- Bedroom 3 with direct ensuite access to the main bathroom
- Ducted reverse cycle split zone air-conditioning throughout (Mitsubishi) + 2 reverse cycle split system air-conditioners.
- 10kw 3 phase solar power system (27 panels)
- Rheem 270 litre heat pump HWS
- Huge 60m Canal Frontage
- Timber jetty with dinghy lifter and panoramic canal views.
- 471sqm of internal and external living and entertaining space
- 1007sqm corner block
- Fully reticulated and established lawns and gardens
- Pre-purchase building and timber pest inspection report available upon request

My owner is on the move and committed to selling so take the time to appreciate the unique position this address provides. With an unsurpassed attention to detail what an awesome family home or weekender. For genuine sale via online auction (open negotiation) selling on Wednesday 26th July 2023 @ 18.30pm (unless sold prior to). The Open Negotiation is now underway, and the property can sell at any time. Contact Kim to become QUALIFIED/APPROVED to avoid disappointment. Open to all buyers, including finance buyers, subject to seller's approval.