

**47 Voyager Close, Wannanup, WA, 6210**



**Sold House**

Saturday, 17 August 2024

47 Voyager Close, Wannanup, WA, 6210

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



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## One Of The Biggest North Facing Corner Canal Blocks In Mandurah At 1187m allowing 15m boat .

\$1,999,000 offers presented

PLEASE NOTE: PRIVATE VIEWINGS BY APPOINTMENT (NO OPEN SCHEDULED)

47 Voyager Close is a prime piece of real estate comprising 4 bedrooms, 3 bathrooms, and rare opportunity to secure a massive corner home with 69m water frontage, and offers:

- Boat docking occurs on the northern side of the property, maximum boat length is 15m powered and 12m sail boat.
- Almost 400m<sup>2</sup> building area
- 2.5ton boat lift
- 6.5 KW solar
- Almost 70m of canal frontage in what looks and feels like two blocks.
- Quiet cul-de-sac, perfectly positioned and just on the opposite side of the Cut, with breathtaking sunsets all round
- Auto gate entry into the three tier garage with beautiful decorative paving and glow in the dark pebbles, plus bonus workshop station in the centre
- 4 spacious bedrooms, with the master located downstairs on the east facing wing.
- 3 bathrooms
- Large granite stone topped kitchen with plenty of cabinet space, new Pyrolytic oven and breathtaking canal views to enjoy whilst cooking
- Prime corner location overlooking 2 canals, plus delightful views of the ever present dolphins in the Dawesville Channel
- Multi living and entertainment areas, plus store for boat gear
- Easy access to the ocean and estuary

This 2000 built Winning Van Moorsel home on an irreplaceable block at a size of 1187m<sup>2</sup>, with over 60 metres canal frontage plus offering a 2.5ton boat lift and more than enough room to plan for a massive floating jetty that can host a 15m boat or yacht .

Enter this functional two level home through the double doors and be greeted by a sweeping staircase which invites you into the void, powder room, laundry, and minor bedroom or study.

The massive living and kitchen area is open plan, with wrap around canal views, and hosts large home office / private enclosed dining area and easy access to the canal via the study or master bedroom door offset to the east.

The master with spa bath and large WIC is very privately located downstairs, adjacent to the kitchen and living area, which is very convenient for a house of this length. Sliding doors lead to a drying courtyard, or another patio area with veggie garden.

From the downstairs study one is able to access another central entertaining space through the atrium, with further access to the garages through this corridor.

Upstairs floor plan hosts two well-proportioned bedrooms with sharing bathroom.

The recreational living space upstairs is simply put enormous, and has mouth-watering views of the Cut and its dolphins. This magical area can be recreated into an upstairs kitchen or theatre or activity room for snooker, table tennis or breakfast nook for those sunrises.

Other features include:

- Ducted reverse cycle air conditioning
- Gas instantaneous hot water system
- Easy care reticulated gardens
- Plenty of outdoor entertaining areas

- 3 phase 30AMP in carport
- Shire Rates: \$2760.00 per annum

Stand the chance of acquiring most likely a never to be repeated release in Wannanup. .

Enjoy the luxury of walking to Avalon Beach,, fishing spots and parks Wannanup has to offer, or watch the majestic sunrise and sunset reflect over your uninterrupted water views.

Well located to Cafes, Restaurants, Marina ,The Cut Tavern, Miami shopping centre, schools, The Cut Golf Course and the Port Bouvard Sport and Recreation Club.

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