

1/34 Village Mews, Wannanup, WA 6210



Townhouse For Sale

Saturday, 2 March 2024

1/34 Village Mews, Wannanup, WA 6210

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: Townhouse



Tony Dos Santos
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Best Offer Over \$995,000

- Best offer over \$995,000- Favourable north facing aspect.- Use of 8.5m boat mooring nearby (see indicative location on images)- Storage room and side garden- 3 Levels- 3 bathrooms- Master en suite on top level with amazing ocean views from balcony- 220m² building area- 2 ocean facing balconies, plus ground level courtyard- 2 Exclusive under cover parking bays- Aluminium rust free shutters on entire ground level.- Strata: \$1124.40 per quarter (this unit has biggest entitlement of the 7 in total)The perfect 3 level holiday home or permanent beach lovers residence is for sale after being purchased 17 years ago.Located directly opposite the street from the ocean front opposite Avalon Bay, renowned for its surfing breaks and protected swimming beaches offering you the perfect opportunity to secure a decadent lifestyle on the beach front.Even though this villa is not on the canal you have exclusive use to a 8.5m boat mooring at the rear of the property for a quick escape to the estuary, ocean or Dawesville Cut for a spot of fishing, cruising or crabbing. The floor plan is spread over 3 levels, consists of three bedrooms, three bathrooms, olive tree' garden courtyard , two ocean facing balconies, ground level courtyard supporting the two downstairs bedrooms, and a separate very large store room adjacent to the two parking bays.Ground level:Two bedrooms and two bathrooms on this level, with under stair storage and a gorgeous entry lobby leading to the spiral staircase, complete with wrought iron balustrading.The second level:Open plan kitchen, family, dining area, opening onto a spacious balcony. A separate laundry is also on this level. The upper level:Features a resort style ensuite with executive style walk through robe. A balcony off the master suite offers additional living area for a romantic glass of wine on those summer evenings whilst you watch the sunset over the exceptional north west facing views off Avalon Bay. Finished with pebble feature tiles to the kitchen and bathrooms and sand toned tiles to the living areas, this home has a wonderful beach feel.The unique positioning of this villa, within a secure, gated complex of seven villas, allows over 100sqm of its own private landscaped and fully reticulated garden and grassed areas.This exquisite villa features ducted reversed cycle air conditioning and double under croft car parking plus huge workshop/storage.It also includes your own 8.5 metre boat mooring with private jetty located in the secure Piazza marina. This is a must see property for full time living or your own deluxe pamper retreat. Additional feature - 100 metres to Avalon Beach and is the only property within the group to have a storage room and small yard.Disclaimer: Some pictures are for illustrative purposes only. This description has been prepared for advertising and marketing purposes only. It is believed to be reliable and accurate; however buyers must make their own independent inquiries and must rely on their own personal judgment about the information included in this advertisement. LJ Hooker Mandurah provides this information without any express or implied warranty as to its accuracy or currency.