

102/18 Port Quays, Wannanup, WA, 6210



Townhouse For Sale

Friday, 16 August 2024

102/18 Port Quays, Wannanup, WA, 6210

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: Townhouse



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A Tuscany dream canal unit on Bouvard island

- Best offer over \$869,000
- 3x2x2
- Two levels
- Cul de sac with no drive by traffic
- 7m vertical canal mooring
- 2 store rooms
- Electric fireplace feature wall
- Newly installed quality finished wooden pergola with café blinds , and partial cover overhead
- Strata \$450 per quarter
- Close to Avalon Beach
- Two basement parking (unit terrace has been waterproofed)

THE ISLAND of Port Quays offers a unique Mediterranean lifestyle boasting all the beauty and elegance that Tuscany has to offer, plus more. The iron gated entry, cobblestone bridge, stunning gardens and European water features create a stylish retreat at Port Quays, with the ocean short walk from this unit.

Featuring a two storey canal townhouse that offers three bedrooms, two bathrooms, two parking bays & two store rooms.

The Westerly aspect allows you to watch sunsets from your very own elevated water's edge.

The ground floor offers an open plan kitchen, living and dining area with lovely wooden French doors opening out onto the newly tiled terrace. The terrace is highly elevated, making the canal views dramatic. A recently installed wall to wall wooden pergola is rare, and having the option to roll down the café blinds for extra privacy or protection from the bright afternoon sun whilst enjoying dolphins swimming in the canal.

Your will have your own private vertical mooring directly in front of the villa, just a few steps down where you can hop on your boat, go crabbing, kayaking or just drop a rod and soak up the sun and inner canal ambience.

The kitchen has plenty of storage space, new Omega Electric oven. The lounge has been beautifully decorated with an electric fireplace feature wall, that is oh so inviting and comfortable in winter.

Up the original carpeted staircase leading to the first floor which is home to three bedrooms and two bathrooms. All bedrooms have balconies. The master bedroom is of good size, with ceiling to floor built in wooden door robes. The master uniquely has dual balcony overlooking the canal. The master access to one of west facing balconies has its own fly screen door, which makes open door relaxing here so enjoyable whilst the westerly coastal breeze blows fresh air during those hot summer nights. The ensuite features a delicate pallet of green and cream tiles, and a gorgeous Listello pattern along the perimeter. One of the minor bedrooms opens out onto the balcony sharing access with the master, with elevated views over the canal. The third bedroom features a Juliet balcony that overlooks the eastern corridor, has a double door built in robe and semi ensuite access to the bathroom. All bedrooms have new luxurious ceiling fans, the master especially is just next level.

This property comes with two underground parking bays directly next to the shoppers entrance going into the living area, and one of the few units with two storage rooms. This will make the perfect place to call home or a fantastic holiday home with close proximity to Avalon and village beaches, the Dawesville Cut golf course Additional Features: - Daiken ducted and zoned reverse cycle air conditioning - Newly installed terrace with upmarket drain - Gorgeous sundial mosaic on terrace - Wood venetian blinds throughout - \$117per year bin removal service.

Floating dock not included.