

**27/18 Port Quays, Wannanup, WA 6210**



**Townhouse For Sale**

Thursday, 18 April 2024

27/18 Port Quays, Wannanup, WA 6210

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 182 m2**

**Type: Townhouse**



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## UNDER OFFER

- Best offer over \$879,000- 3x2x2 plus loft- Private floating Jetty able to berth boats up to 27 ft.- 182m2 building area- Built 2007- Outer West facing on super wide canal towards the ocean- No basement parking directly underneath, on hard ground- Shoppers entrance access directly in front of two bays - Strata \$584 per quarter 27/18 Port Quays is a generously sized 3x2x2 plus huge 3rd level multi-functional space located in the exclusive & secure gated Bouvard Island. You will be truly amazed once you enter the secure, gated bridge entry and drive into a world of Mediterranean architecture surrounded by water, and only 5min walk to Avalon Bay. One of the biggest footprint Villas on THE ISLAND, boasting a comfortable sized terrace where you can enjoy the sunsets and entertain, with balconies from both upper-level bedrooms boasting unsurpassed canal views. From the moment you enter this unit welcomes you with a warm feeling that is abundant from the ground level, and further expands as you meander your way around this expansive Villa. With open plan living at its heart, bifold windows and doors and exceptional views from every point. Exuding excellence in every way this expansive 3 level property incorporates your very own private Jetty, able to berth boats up to 27 ft. This beautiful villa has over 182m2 of total building area, with a fresh appeal that is supported three large bedrooms, plus a huge upper floor loft area that can easily sleep 5. The lower level consists of open plan living, kitchen, dining, family and laundry with effortless flow through to the expansive canal facing terrace, with a large terrace overlooking the canals. Step down from the elevated terrace and onto your private canal mooring, providing easy access on or off your boat or jet skis. The second level comprises of three major bedrooms, complete with robes. The Master and Guest suites both offering sensational elevated water views from their own balconies. Finally, the top floor is the perfect retreat for games/ gym or media room with cathedral styled ceiling. Ducted reverse cycle Daikin air-conditioning throughout, with one of minor bedroom facing canal having its own split A/C. A spacious West facing balcony allows you to bask in the sun overlooking your private boat mooring and taking in the wonderful waterfront panorama over the canals of Port Bouvard. Additional Features Include:- 2 garage basement parking space- Secure gated community - Small street facing courtyard - Laundry and downstairs toilet- Large equipped kitchen including a dishwasher - Private Jetty able to berth boats up to 27 ft.- Ducted reverse cycle Daikin air-conditioning throughout plus one split - Large terrace and balconies on all levels Just a short walk takes you to the protected waters of Avalon Bay Beach and Village Beach and park. Also, within close proximity to local shopping centres, schools, deli, and the Labelle coffee shop.