



15/18 Port Quays, Wannanup FOR SALE



A Tuscan Themed Treasure – Fully furnished ready for your next holiday or business venture

Built in 2004, offering approx. 158 sqm of living accommodation and nestled within the secure and exclusive enclave of Bouvard Island, this two-level canal frontage villa is a testament to luxury and meticulous craftsmanship!

Recently renovated with a discerning eye for detail, the villa showcases new carpets and double-glazed balcony and alfresco French doors at the rear. Ensuring a seamless blend of modern comfort and timeless elegance the property presents a rare opportunity for those seeking an extraordinary home, a place to holiday or a lucrative Airbnb investment.

Located with the entrance to the property overlooking a most stunning and tranquil park and to the rear boasting picturesque views down the canal on both levels this is the epitome of waterfront living!

With a style modelled on Port Grimaud in the South of France, the property seamlessly combines charm with contemporary flair, resulting in a unique and captivating aesthetic. The three bedrooms are on the upper level, and the master suite and second bedroom each feature private balconies and overlook the canal. The master suite exudes opulence, with a spacious walk-in robe and a pristine ensuite bathroom. The third bedroom features a Juliette balcony overlooking green & lush gardens below and shares the main bathroom with bedroom two.

The lower level boasts a large open-plan kitchen/living and dining area adorned with appliances, bench space, floor, and ceiling cupboards. At this level, you will also find a laundry and a third toilet. With high ceilings throughout and an open-plan configuration, every space is designed for canal enjoyment. At this level, you also have stairs down to a shopper's entrance taking you out to underground parking where you also have the benefit of two, side-by-side parking bays and an additional lockable storage cupboard.

The outdoor spaces are equally enchanting, featuring an Italian-inspired alfresco with Tuscan pots and wall features. A shared 10m jetty at your doorstep allows for convenient boat or yacht mooring.

Key Features:

- Fully furnished with quality furniture, appliances fixtures and fittings



Jan Holloway

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Denise Lewis

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- Three Bedrooms, 2.5 bathrooms
- Grand Tuscan-themed two-storey home with contemporary touches
- Stunning canal and park views
- Open-plan living with high ceilings
- Air-con fitted to the upper floor in Dec 2022
- New water heater fitted in Aug 2023
- Study nook
- Multiple balconies with magnificent views
- Charming Italian-inspired alfresco
- Shared 10m Jetty
- Underground double-parking bay
- New carpets on stairs and bedrooms
- Double-glazed windows and doors (except two small windows to the front of the property)
- Brand new night and day window sheers

Walk to Avalon Bay's prized swimming and surfing beach and lap up the life you deserve, or simply take a stroll to the deli, village beach and park and patisserie down the road.

This property comes fully furnished with quality furniture and appliances. Whether used as an extraordinary holiday home, a canal-side haven or an air BNB this property is ready to experience a truly luxury lifestyle immediately. Irreplaceable at its price point. Don't miss the chance to own a one-of-a-kind residence on Bouvard Island – an absolute must-see for those who appreciate the finer things in life.

Strata \$584 (Approx) per Quarter
Shire rates \$2,284 approximately PA

Disclaimer:

Whilst every care has been taken with the preparation of the particulars contained in the information supplied, believed to be correct, neither the Agent nor the client guarantees their accuracy. Interested persons are advised to make their own enquiries and satisfy themselves in all respects. The particulars contained are not intended to form part of any contract.

Features

- 3 Toilets
- 2 Open Spaces For Vehicles



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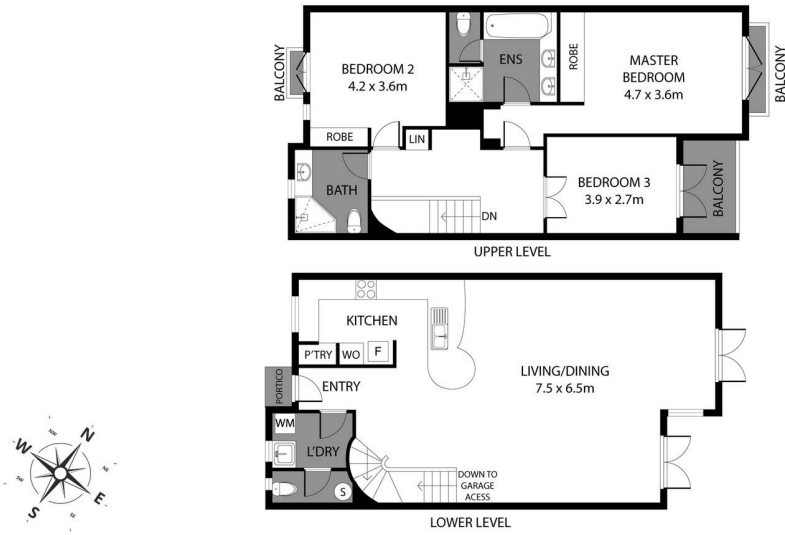


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Scale in metres. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable, however we cannot guarantee its accuracy and interested persons should rely on their own enquiries.