

54 Northport Boulevard Bvd, Wannanup, WA 6210

UNDER OFFER

House 4  2  2 



## Perfectly Positioned Coastal Entertainer

Perfectly positioned within the prestigious Port Bouvard Estate, this beautifully presented single-level residence captures the essence of coastal luxury. Surrounded by the Port Bouvard Marina, The Cut Golf Course and the tranquil waters of the Peel Estuary, this home offers a lifestyle that blends relaxation, recreation and refined comfort.

**Open for Inspection**

By Appointment.

Just a short stroll to Avalon Beach and minutes to the local shopping centre, cafés, and boat ramps, you'll have every coastal convenience right at your fingertips.

### Features you'll love

- Four spacious bedrooms, all with built-in robes - including a serene master suite with a large ensuite and indulgent corner bath
- Second family bathroom conveniently located near the minor bedrooms for family practicality
- Three generous living zones offering flexibility for entertaining, relaxing, or family movie nights
- Open-plan kitchen overlooking the main living and dining area - the perfect hub for daily life
- Expansive rear deck capturing beautiful Estuary views, plus a covered alfresco for year-round entertaining
- Brand-new carpets and fresh paint throughout - move straight in and enjoy
- Split system air-conditioning providing year-round climate control
- Landscaped and terraced gardens with new retaining walls, full reticulation and a handy garden shed
- Remote double garage, providing secure parking

### Location highlights

- Avalon Beach - a short walk to swim, surf or soak up the sun
- The Cut Golf Course - world-class fairways and clubhouse dining nearby
- Port Bouvard Marina - ideal for boating, fishing and waterfront dining
- Local shopping centre & cafés - just minutes away for your daily essentials
- Close to schools, parks and walking trails - perfect for families and outdoor lovers
- 15 minutes to Mandurah CBD - convenience with a relaxed coastal pace

Freshly updated and superbly located, this is more than a home - it's an opportunity to secure your place in one of Mandurah's most exclusive coastal communities.

### Listed By

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