

71 Avocet Island Qys, Wannanup, WA 6210

Offers Over \$2,500,000 by 30 Apr  
Unless Sold Prior

House 4  3  3 



## Endless Canal View to the North

- One of the Best canal views in Mandurah
- 4x3x3
- 3 ensuite( 2 ground level, 1 top level)
- Built 2009
- North Aspect
- Jetty & jet ski dock
- 713m2 block size
- 316m2 internal floor area
- Upstairs games/activity or lounge
- Panoramic water view from this wide canal
- Modern Sophisticated finishes
- 2 Outside Showers
- Wrap around balcony to the front
- Ample storage
- Three alfresco areas( two down, one top)

### Open for Inspection

Sat, 04 Apr 2026 - 11:00 AM to 11:45 AM

Set Date Sale : Offers over \$2,500,000 by 30 April Unless Sold Prior

First Open Home: 4 April 11:00am to 11:45am

This highly impressive three level home offers class, sophistication and practicality in design which is perfect to maximise your living pleasure on the canals.

An entertainers delight positioned with the canal side facing Northeast and on a unique and larger than normal 713m2 canal lot which looks down the entire canal fairway through the opening to Avocet Island and beyond to Sandpiper Island in Eastport at Port Bouvard.

As you enter the front door your first glimpse of the water is only a sweetener of what is yet to come, a panoramic unobstructed canal view that seems endless and breathtaking at the same time.

The wide passage leads you to an open plan living and dining area with a private enclosed patio that literally feels as though it sits on the edge of the canal

### Listed By

Richard Mathlin

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