



9 Ashton Road, Binningup

Elevated Family Home with Ocean Views & Entertaining Deck

Nestled in the serene coastal community of Binningup, this delightful four-bedroom, two-bathroom home offers the perfect setting for relaxed family living. Positioned on a generous 845m² block in a quiet pocket of town with no through traffic, the property backs onto a peaceful bush reserve, creating a tranquil lifestyle just moments from the beach.

Built in 2000 and positioned high on the block to capture the views, this spacious double-storey elevated home has been thoughtfully designed to make the most of its coastal surroundings. The upper level showcases a light-filled open plan living area with timber-look flooring, large windows and sliding doors that open onto a generous deck, the perfect place to entertain, enjoy a family BBQ or simply unwind while watching the sunset.

Downstairs offers two well-sized minor bedrooms with built-in robes, along with a large laundry featuring a second shower and vanity, ideal for rinsing off after a morning at the beach. Upstairs, the expansive master suite enjoys high ceilings, deck access through French doors,

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FOR SALE
Offers Over \$1,050,000

VIEW
By Appointment

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 **LJ Hooker**

a walk-in robe plus a built-in robe and a spacious ensuite with ocean views. A fourth bedroom located off the main living area also offers flexibility as a guest room or home office.

Key Features:

- 4 Bedrooms, 2 bathrooms
- Generous 845m2 fully fenced block with privacy and security
- Double-storey elevated home built in 2000
- Bush reserve at the rear, providing a peaceful natural outlook
- Light-filled open plan living upstairs with reverse cycle air conditioning
- Spacious kitchen with overhead cupboards, corner pantry, and ample storage
- Large deck off the living area, perfect for entertaining and enjoying the views
- Expansive master suite with walk-in robe, built-in robe and ensuite with ocean views
- Large laundry with a second shower and vanity
- Separate downstairs powder room
- Plenty of storage, including an under-stair cupboard and hallway shelving
- Two grassed areas over two levels for kids, pets, and outdoor enjoyment
- Newly retained and landscaped front garden

Binningup is fast becoming one of the South West's favourite coastal escapes, and with housing stock in short supply, this is a fantastic opportunity to secure a spacious home with stunning views in a peaceful seaside location.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	19YNHND
Property Type	House
Land Area	845 m2

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