







15 Caryota Court, Dundowran Beach

A RARE COASTAL SANCTUARY - WHERE THE BEACH BECOMES YOUR BACKYARD

Dundowran Beach | Space, Privacy & an Exceptional Coastal Lifestyle

Some properties offer a beautiful home. Others offer a lifestyle that is almost impossible to replicate. At Dundowran Beach, this remarkable residence delivers both.

Privately positioned above the pristine sands, with a nature easement separating the home from the beach beyond, this is coastal living at its most captivating. From the natural beauty of the surrounding landscape to the warmth and elegance of exquisite Australian spotted gum engineered timber flooring, every element contributes to a home that feels both inviting and distinctly special. Enjoy the tranquillity of your own private retreat and the rare privilege of direct beach access, all from a residence designed for relaxed family living and effortless entertaining.

Here, the ocean sets the rhythm of the day. Begin with a peaceful

6 2 2

FOR SALE
$1,980,000

VIEW
By Appointment

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morning walk along the sand, enjoy a refreshing swim whenever the mood takes you, or return to the beach in the afternoon for another stroll beside the water. For those who enjoy fishing, the beach frontage also offers the opportunity to cast a line in the quiet of the early morning or unwind with an afternoon of beach fishing. With the beach quite literally on your doorstep, these simple pleasures become part of everyday life rather than something reserved for weekends or holidays.

Back at home, afternoons can be spent relaxing beside the sparkling pool, while evenings are best enjoyed gathered around the firepit as the last light fades across the nature reserve and water beyond.

This is more than a beautiful coastal address. It is a place to slow down, spread out and truly feel at home.

SPACE TO LIVE, ROOM TO GROW

Designed with generous proportions and a practical, family-friendly layout, the home offers multiple living zones and six spacious bedrooms, providing flexibility for large families, visiting guests or those seeking additional space to work and unwind.

At the heart of the home, expansive open-plan living and dining connect seamlessly with the outdoor entertaining area and pool, creating an inviting environment for everyday living and memorable gatherings alike.

The well-appointed Tasmanian Oak kitchen combines timeless character with functionality, featuring granite benchtops, a walk-in pantry and abundant storage. Whether preparing a relaxed family meal or entertaining a crowd, this is a space that brings everyone together.

A separate lounge and adjoining media room offer welcome versatility, while the oversized master retreat provides a private haven at one end of the home. Complete with his-and-hers walk-in robes and a generous ensuite featuring dual vanities and twin shower heads, it delivers the comfort and space expected of a home of this calibre.

Exquisite Australian spotted gum engineered timber flooring adds natural warmth and character throughout, complemented by feature ceiling fans, ducted air-conditioning and additional split systems to ensure comfort throughout the seasons.

THE OUTDOORS IS WHERE THIS PROPERTY TRULY SHINES

Framed by tropical gardens, the outdoor spaces have been designed to complement the natural beauty of the location without demanding your weekends in maintenance.

Take a refreshing dip in the sparkling saltwater pool, relax beneath the quality shade umbrella or gather friends and family around the feature firepit overlooking the nature reserve and beach beyond.

And then there is the beach - your everyday playground, just beyond the nature easement.

Morning beach walks, afternoon strolls along the shoreline and daily swims can all become part of your routine, with the sand and water just moments from home. Whether you love starting the day with an invigorating dip, enjoying a quiet walk as the sun rises or winding down beside the water in the late afternoon, this is a location that makes the most of every opportunity to embrace the coast.

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For fishing enthusiasts, the beach frontage offers another appealing way to enjoy the setting. Spend a quiet early morning casting a line or enjoy a peaceful afternoon beach fishing, with the natural beauty of Dundowran Beach providing the perfect backdrop.

Here, you don't need to pack the car, plan an outing or wait for a holiday to enjoy the beach. The coastal lifestyle begins the moment you step outside.

Additional practical features include a dedicated external toilet and a versatile 3m x 6m shed with dual access doors.

PROPERTY FEATURES

- Generous open-plan living and dining, complemented by a spacious family area
- Large Tasmanian Oak kitchen with granite benchtops, walk-in pantry and excellent storage
- Separate lounge and media room for added living flexibility
- Six spacious bedrooms, including an oversized private master retreat
- Master suite with dual walk-in robes and ensuite featuring dual vanities and twin shower heads
- Five additional bedrooms, all with built-in robes and ceiling fans
- Exquisite Australian spotted gum engineered timber flooring and feature ceiling fans throughout
- Near-new fully ducted zoned air-conditioning plus additional split-system units
- Double car garage with direct internal access and additional storage
- Tropical gardens designed for relaxed, low-maintenance living
- Sparkling saltwater swimming pool with quality shade umbrella
- Feature firepit overlooking the nature reserve and beach beyond
- Direct beach access via the adjoining nature easement
- Morning and afternoon beach walks and daily swims literally on your doorstep
- Peaceful early-morning or afternoon beach fishing right at the beach frontage
- Dedicated external toilet conveniently located adjacent to the pool
- 3m x 6m shed with dual access doors

A LIFESTYLE THAT IS DIFFICULT TO REPLICATE

Dundowran Beach has a special appeal for those who value space, privacy and a genuine connection to the coast. Here, the natural beauty of the beach and surrounding reserve becomes part of your everyday backdrop, while the generous proportions of the home make it easy to accommodate family, welcome guests and enjoy time together.

Imagine morning walks along the sand, daily swims in the ocean, quiet afternoons fishing by the water and evenings spent entertaining beside your own pool or gathered around the firepit. Inside, the natural warmth of the spotted gum engineered timber flooring complements the relaxed coastal atmosphere, creating a home that feels welcoming in every season.

These are not occasional holiday experiences - they are the everyday pleasures that come with living in a location like this.

There is room for everyone, space to entertain and a beachside setting that makes staying home feel like a getaway.

Properties that combine six-bedroom family living, substantial entertaining spaces, a swimming pool and direct beach access are not everyday offerings.

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If you have been searching for a home where the coastal lifestyle is not an occasional indulgence but simply the way you live, this exceptional Dundowran Beach property deserves your attention.

Your next chapter by the water awaits.

MORE DETAILS

Property ID	BPSHXD
Property Type	House
Land Area	2379 m2
Including	Air Conditioning Pool Outdoor Entertaining Built-in-Robes

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