



10 Aldercress Approach, Dunsborough

Resort Style Living with Golf Course Outlook & Statement Pool

Located in one of Dunsborough's most sought-after pockets, this striking residence offers space, style and a luxurious lifestyle. Positioned to capture tranquil golf course outlooks and just moments from the shoreline, this is a home designed for those who appreciate quality, privacy and effortless living.

From the moment you step inside, the wide entry hallway sets the tone - inviting, impressive and thoughtfully considered. This wing of the home is dedicated to guest accommodation, comprising three well proportioned bedrooms serviced by a stylish main bathroom and separate powder room. Enhancing its functionality, an additional living area within this zone offers flexibility as a home office, children's playroom or quiet retreat - creating a practical and well zoned space ideal for both everyday living and hosting guests.

At the centre of the home, expansive open plan living unfolds with a sense of warmth and scale. A statement fireplace anchors the space, while the kitchen delivers both function and visual appeal, featuring premium appliances, refined finishes and a generous island bench

4 2 4

FOR SALE

Offers From \$1,900,000

VIEW

By Appointment

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that naturally becomes the hub for everyday living and entertaining. Large glass openings connect effortlessly to the alfresco, where an outdoor kitchen sets the stage for long lunches, evening gatherings and year round enjoyment.

And then there's the showpiece - the swimming pool.

This is where the home truly elevates itself. Framed by landscaped surrounds and perfectly positioned to take in the uninterrupted golf course backdrop, the pool zone feels like a private resort. Sun loungers line the water's edge, creating a setting that invites slow mornings, relaxed afternoons and vibrant entertaining. Whether it's hosting guests, spending time with family, or simply unwinding in complete privacy, this space delivers a lifestyle most only dream of.

Accommodation is equally impressive in both scale and finish. The primary suite is a true retreat, offering a king-sized bedroom, direct outdoor access and a beautifully appointed ensuite designed with a sense of indulgence.

Everyday comfort is well catered for with ducted reverse cycle air conditioning, a fully equipped laundry and secure parking, ensuring practicality matches the home's refined aesthetic.

With Short Stay Approval adding further appeal, this property presents a rare opportunity - whether as a high performing holiday home, a luxurious permanent residence or a premium investment in a blue chip location.

This is more than a home - it's a lifestyle defined by space, privacy and the kind of outdoor living that makes every day feel like a getaway. Opportunities like this are tightly held and rarely offered.

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 sellers 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	1AAHHND
Property Type	House
House Size	243 m2
Land Area	725 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Pool
	Deck
	Outdoor Entertaining
	Floorboards
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

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FLOOR PLAN

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