

12 Martingale Drive, Dunsborough

Walk to Town. Stay for the Lifestyle.

If your idea of owning in Dunsborough is parking the car on Friday and not needing it again until it's time to head home, then this is a property you'll want to inspect.

Positioned in the ever popular Naturaliste Heights Estate, this easy care home places you within a comfortable stroll of Dunsborough's town centre, cafés, restaurants, boutique shopping and the sparkling waters of Geographe Bay. Whether you're escaping for weekends, downsizing into a simpler lifestyle or searching for a lock and leave holiday home, the location does the hard work for you.

Set opposite a leafy reserve, the home enjoys a pleasant outlook, while the private enclosed front courtyard provides a quiet space to enjoy a morning coffee, entertain friends or unwind after a day at the beach.

Inside, the practical floorplan offers three bedrooms and two bathrooms, including a master suite complete with its own private ensuite. The open plan kitchen, dining and living area is light, functional and easy to maintain, creating a comfortable space to gather with family and friends. Outside, the low maintenance backyard

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



has been designed for easy living, with no lawns to mow and minimal upkeep required - giving you more time to explore the wonderful South West.

Homes in this location are always in demand for one simple reason — you can enjoy everything Dunsborough has to offer without relying on the car. Whether it's breakfast at your favourite café, an afternoon swim, dinner in town or a leisurely walk along the foreshore, it's all just moments from your front door.

Whether you're looking for a holiday base you can simply lock up and leave, a low maintenance permanent residence, or the perfect home to enjoy your retirement, this is an opportunity to secure a property in one of Dunsborough's most convenient and tightly held locations.

Features you'll love:

Sought-after Naturaliste Heights location.
Easy walk to Dunsborough town centre and Geographe Bay.
Opposite a leafy reserve.
Private enclosed front courtyard.
Three bedrooms and two bathrooms.
Master bedroom with private ensuite.
Open plan kitchen, dining and living area.
" maintenance 300m² block.
Ideal lock-and-leave holiday home or downsizer.

In a location that's always in demand, homes offering this level of convenience and low maintenance living are consistently sought after. Comfortable, easy to maintain and perfectly positioned just moments from the heart of Dunsborough, this is a home that lets you make the most of every visit - whether it's for a weekend, a season or the years ahead. Inspect today and discover just how easy life can be when everything you need is only a short walk away.

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	1B1DHND
Property Type	House
House Size	132 m2
Land Area	300 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

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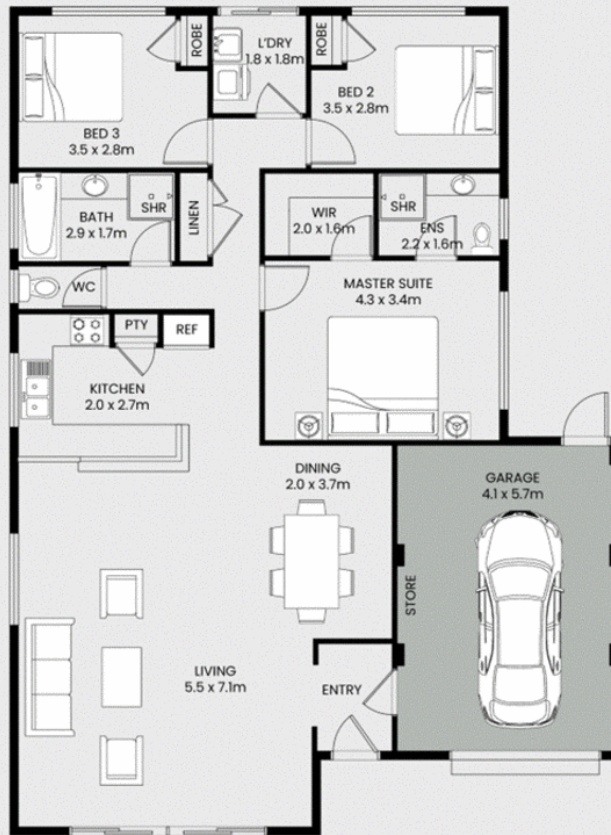
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TOTAL : 157.7m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



 **LJ Hooker**