







12 Merion Street, Dunsborough

Brand New. Beautifully Finished. Built To Be Kept.

There are plenty of new homes hitting the market. Very few feel like they've been built for the people who intend to stay.

12 Merion Street, Dunsborough is different.

Recently completed and finished to an exceptional standard, this is a home that delivers the luxury of a new build without the wait, the stress or the endless decisions. Every finish has been selected, every detail completed and every space designed with real day-to-day living in mind.

From the moment you step inside, the sense of scale is immediately apparent. The master suite occupies its own private zone at the front of the home, creating a genuine parents' retreat complete with a generous ensuite and an oversized walk-through dressing room that feels more boutique hotel than suburban bedroom.

The central living space has been designed around the way people actually live. The kitchen anchors the home with an abundance of preparation space, quality finishes and not one, but two substantial walk-in pantries. Whether you're feeding a family, entertaining a

4 2 4

FOR SALE
Offers From $1,390,000

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

crowd or simply appreciate having a place for everything, you'll quickly realise this is a kitchen that has been designed by someone who understands how a home should function.

Beyond, the living and dining area opens onto an expansive undercover alfresco that immediately feels like a natural extension of the home itself. Large enough to host milestone birthdays, Christmas lunch or a house full of friends, it's a space that will be used as often as the rooms inside.

Equally impressive is the flexibility of the floorplan. Three queen-sized guest bedrooms are positioned in their own dedicated wing, serviced by a beautifully appointed bathroom and separate living zone. Whether accommodating children, grandchildren, guests or working from home, the layout provides the separation modern families value without ever feeling disconnected.

What truly sets this home apart, however, is the attention paid to the details many builders overlook. A large storeroom, extensive linen storage, three toilets, fully reticulated established gardens and convenient drive-through garage access to the rear yard all contribute to a home that works effortlessly behind the scenes.

Comfort is delivered year-round through state-of-the-art ducted reverse-cycle air conditioning, while the established landscaping means there is nothing left to spend, nothing left to finish and nothing left to improve.

A substantial, beautifully finished home where every box has already been ticked, every project has already been completed and the next chapter can begin from the moment the keys change hands.

The only thing left to do is decide where to put the furniture.

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

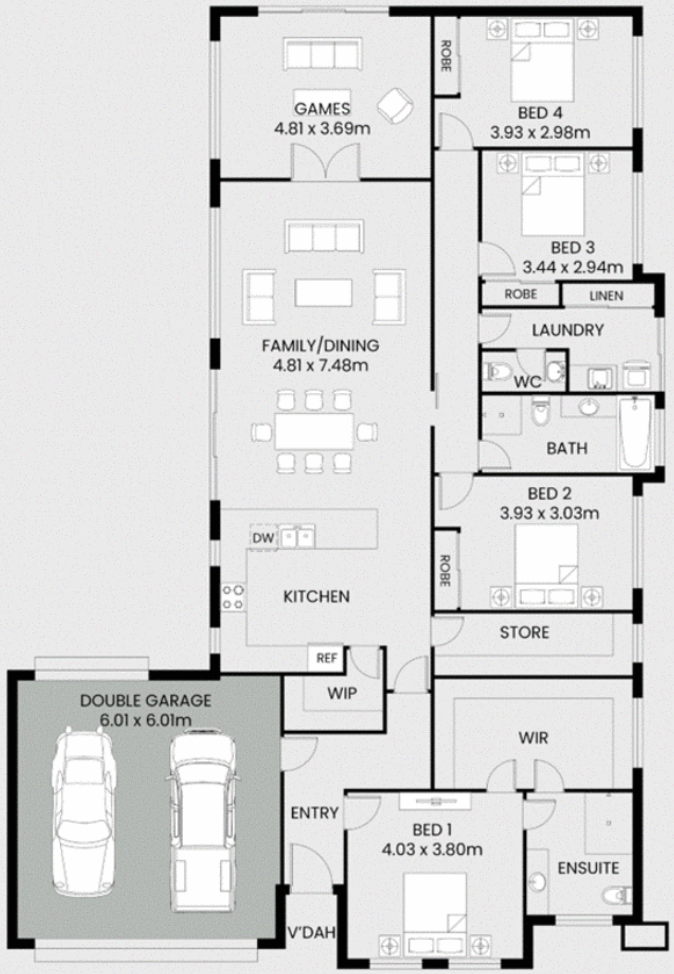
Property ID	1AAKHND
Property Type	House
Land Area	525 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Remote Garage

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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.

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