



12 Merion Street, Dunsborough

## Nearly Completed For Immediate Enjoyment




12 Merion Street, Dunsborough delivers the rare combination of brand new quality, thoughtful design, and absolute move in ready ease.

Nearing completion, this residence has been finished to an exceptional standard, with every detail carefully considered so you can simply unpack and start enjoying from day one.

Positioned at the front of the home, the master suite offers a true retreat for parents - generous in scale, privately set and complete with an oversized walk through robe that easily caters to even the most extensive wardrobe.

At the heart of the home, the kitchen takes centre stage, overlooking the main living and dining zone. Designed for both everyday living and entertaining, it features 2 huge walk in pantries, giving you the storage space most homes only wish they had.

Flowing out from the living area is an expansive undercover protected outdoor entertaining space - ideal for hosting year round, whether it's long lunches, weekend barbecues or relaxed evenings with friends. The surrounding gardens and lawns have been beautifully established

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### FOR SALE

Offers From \$1,390,000

### VIEW

By Appointment

### AGENTS

Garry Morris  
0417 964 823  
[garry.morris@ljhsouthwest.com.au](mailto:garry.morris@ljhsouthwest.com.au)

Donna Green  
0418 157 438  
[donna.green@ljhsouthwest.com.au](mailto:donna.green@ljhsouthwest.com.au)

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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

 **LJ Hooker**

and are fully reticulated, creating a lush, low maintenance setting from the outset.

The home has been cleverly laid out to suit families of all sizes, with three queen sized guest bedrooms tucked away, each complete with built in robes and easy access to a well appointed main bathroom. A separate games or theatre room adds another layer of flexibility - giving everyone their own space when needed.

Storage has clearly been a priority here, with a large storeroom perfect for keeping everyday essentials neatly out of sight, along with additional linen storage within the laundry.

With three toilets, including a powder room off the laundry, the home is perfectly equipped for both daily living and hosting guests without compromise.

Comfort is assured year round with state of the art reverse cycle air conditioning, completing a home that has been designed for practical living without sacrificing quality.

Brand new, beautifully finished, and ready for immediate enjoyment - this is an opportunity to secure a home where all the hard work has already been done.

Simply move in and make it yours.

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

### **Garry Morris 0417 964 823**

Licensed Sales Agent - Dunsborough |  
garry.morris@ljhsouthwest.com.au

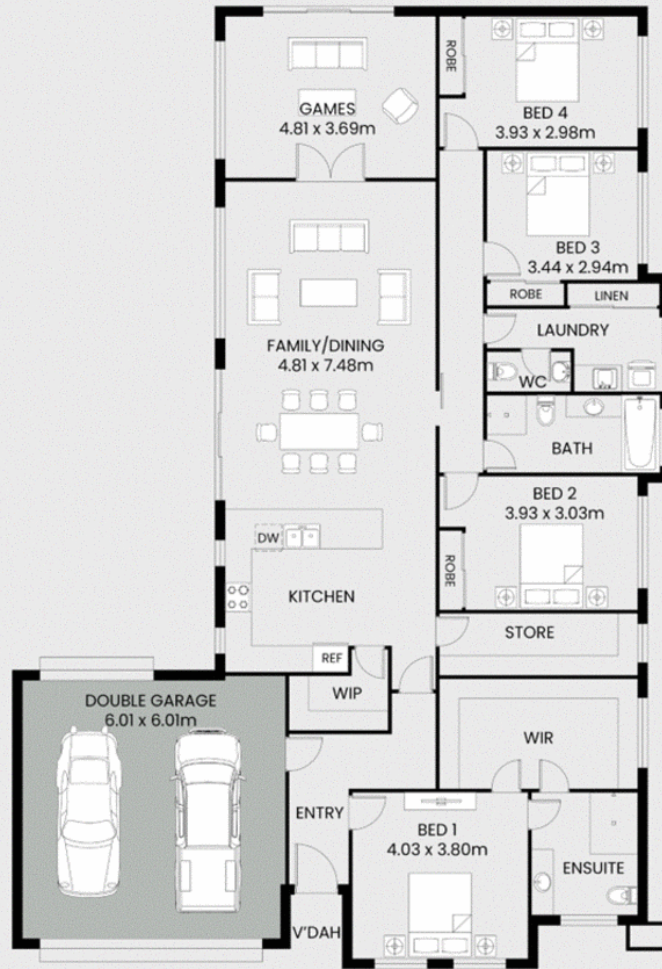
### **Donna Green 0418 157 438**

Sales Consultant - Dunsborough |  
donna.green@ljhsouthwest.com.au

### **LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230  
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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Dunsborough



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