

13 Long Island Qys, Dunsborough

Defined by Space & Setting

Overlooking the waters of Bluewater Lake, 13 Long Island Quays, Dunsborough is a substantial two storey residence defined by its generous scale, sophisticated interiors and beautifully considered proportions.

From the striking street presence to the expansive living spaces within, the home has been designed to feel spacious without sacrificing warmth, with natural materials, refined finishes and carefully framed views creating a strong sense of continuity throughout.

The ground floor is made for everyday living on a larger scale. The kitchen sits at the centre of an expansive open-plan dining and living area, with the lake providing a beautiful outlook beyond. A dedicated scullery keeps the kitchen beautifully organised, while large windows and considered sightlines bring plenty of natural light through the main living spaces.

Two queen sized guest bedrooms are positioned downstairs, each with access to the main bathroom, along with a separate powder room and a convenient large walk in linen room.

There is plenty of room to entertain here too. The undercover outdoor

3 2 4

FOR SALE
From $2,550,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

area sits immediately alongside the home and can be fully enclosed when needed, giving you a comfortable space to use throughout the year. Beyond this, a fire pit takes full advantage of the lakeside setting, accompanied by a stunning waterfall and pond that create a beautiful focal point within the landscaped surrounds.

Upstairs has a more private feel, reserved almost entirely for the master suite.

A separate parents retreat area provides additional living space, while a dedicated study offers a quiet place to work.

The master bedroom is generous in scale and opens directly onto an undercover balcony overlooking the lake. It is an ideal spot for morning coffee, a late afternoon drink or simply taking in the outlook as the day winds down.

The ensuite continues the home's spacious feel, with a deep soaking bath, dual sinks and ample room, while a private kitchenette on this level provides everything needed for added flexibility.

Ducted reverse cycle air conditioning runs throughout, with a valet vacuum system adding to the home's practical appeal. A double lock up garage and low maintenance landscaped gardens complete the property.

What makes this property particularly appealing is the way it has been put together. It doesn't rely on unnecessary extravagance. Instead, it offers space where it matters, quality finishes, beautiful proportions and a position that gives the home an outlook you will never have to create.

For buyers looking for something more substantial than the usual Dunsborough offering - a home with style, scale and a genuine connection to the water - this is one worth seeing.

13 Long Island Quays, Dunsborough - beautifully appointed, generously proportioned and positioned beside Bluewater Lake.

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.

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MORE DETAILS

Property ID	1B8MHND
Property Type	House
House Size	295 m2
Land Area	503 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (3)
	Courtyard
	Balcony
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability









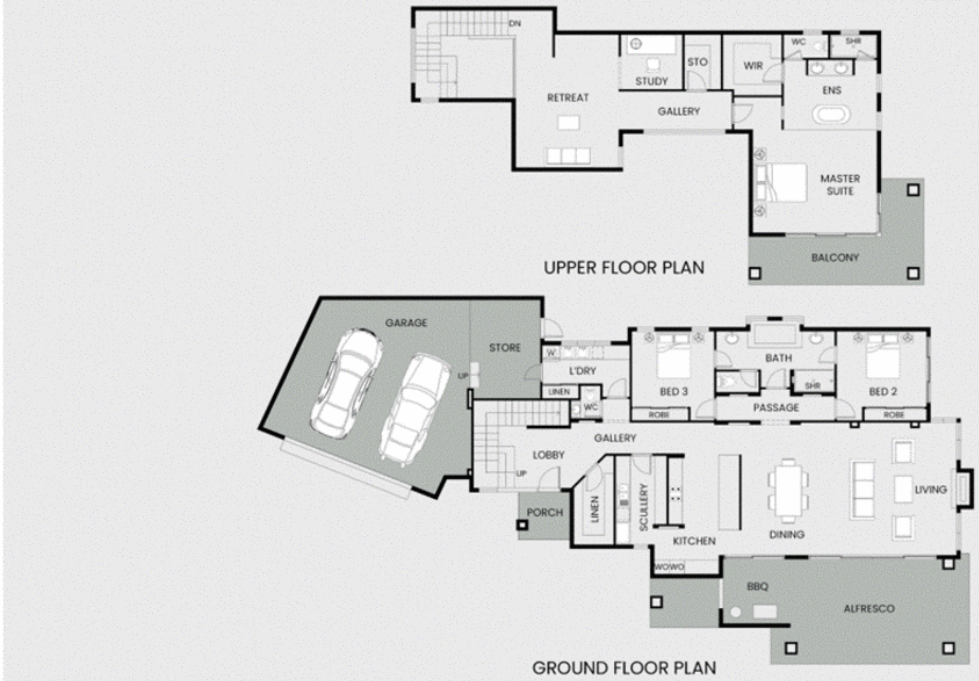


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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

LJ Hooker

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