



16 Merion Street, Dunsborough

Brand New & Ready For You!

There's something special about being the first to call a place home, and with construction now complete, this is your chance to do just that.

Fresh, beautifully finished and ready to move straight in, this four bedroom, two bathroom home offers comfortable modern living, with a separate theatre room and dedicated office providing a little extra flexibility for the way you live.

The kitchen is a standout for its abundance of cupboard space and large walk in pantry, keeping everything close at hand while overlooking the open plan living and dining area. There's plenty of room for everyday meals, family time and catching up with friends, while the separate theatre room creates the perfect spot for movie nights and weekend downtime. The dedicated office is another welcome addition, ideal for working from home, study or simply having a quiet space of your own.

The master suite features a walk in robe and ensuite with a dual shower, while all three additional bedrooms include built in robes and are fully carpeted for comfort. Ducted reverse cycle air conditioning keeps the home comfortable year round, and the good sized laundry offers the space you need to keep daily routines organised. Outside,

4 2 2

FOR SALE

From \$1,245,000

VIEW

Mon 2nd Nov @ 2:30PM - 3:30PM

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.



the undercover alfresco area extends your living space, providing a spot to enjoy a morning coffee, relaxed dinners or time with family and friends.

The newly landscaped front yard gives the home a fresh first impression, with a neat lawn and garden beds adding to its appeal. Set among other new builds in a family friendly part of Dunsborough, the location is within walking distance of the new playing fields, making it easy to enjoy the surrounding facilities.

Brand new, beautifully finished and ready for its first owners, this is an opportunity to skip the building process, leave the to do list behind and settle into a home that's ready to be enjoyed from day one.

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	1BKWHND
Property Type	House
House Size	191 m2
Land Area	450 m2
Including	Ensuite Study Ducted Cooling Ducted Heating Toilets (2) Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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AREAS	
GROUND FLOOR:	190.47 m ²
DOUBLE GARAGE:	34.08 m ²
ALFRESCO:	20.68 m ²
PORCH:	2.21 m ²
TOTAL:	247.44 m ²

FLOOR PLAN

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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