







16 Woodynook Court, Dunsborough

# Character, Warmth & A Beautiful Sense of Place

- *NEW PRICE**

In one of Old Dunsborough Lakes most peaceful cul de sacs, 16 Woodynook Court offers a rare blend of elegance, privacy and natural beauty - a home that feels effortlessly refined, yet deeply connected to its surroundings.

Set on an elevated 842 m² block and framed by established gardens, the residence enjoys a serene outlook across the backyard and over the A Class Reserve, creating a sense of openness and tranquility that is both luxurious and grounding.

A Setting Defined by Nature

The approach is understated and sophisticated - leafy gardens, gentle elevation and a quiet street that signals calm from the moment you arrive. The reserve beyond becomes part of the home's identity, offering uninterrupted greenery and a feeling of space that is increasingly rare.

Interiors with Presence

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.

3 2 2

**FOR SALE**
From $1,250,000

**VIEW**
Sat 21st Nov @ 1:45PM - 2:15PM

**AGENTS**

Garry Morris
0417 964 823
garry.morris@ljhsouthwest.com.au

Donna Green
0418 157 438
donna.green@ljhsouthwest.com.au

**AGENCY**

LJ Hooker Property South West WA
(08) 9791 6880

Inside, the home reveals a warm, comfortable aesthetic.

Polished concrete floors, soft lighting and a beautifully renovated interior create a refined yet relaxed atmosphere. A wood fire anchors the living space with winter warmth, while reverse cycle air conditioning ensures comfort throughout the seasons.

The kitchen blends natural timber, curated lighting and functional design - a space that feels crafted rather than constructed, inviting slow mornings and effortless entertaining.

Three bedrooms and two bathrooms complete the interior, with the master suite offering its own private ensuite and the second bedroom enjoying semi ensuite access - ideal for guests seeking comfort and privacy.

Outdoor Living, Elevated

The outdoor entertaining area is where the home truly distinguishes itself. Generous, private and perfectly oriented to capture the reserve backdrop, it offers a luxurious sense of openness - a place for long lunches, twilight gatherings and quiet moments surrounded by nature.

Premium Lifestyle Features

Every detail has been considered to enhance comfort, functionality and future potential:

- 6m x 5m shed with granny flat potential (subject to Council approval) - ideal for a studio, retreat or additional accommodation
- Whole home water filtration system
- Large, fully fenced yard with established fruit trees
- Double carport
- Undercover storage
- Outdoor shower and wood shed

A Home of Quiet Luxury

This is a residence defined not by scale, but by atmosphere - a home where natural beauty, thoughtful design and a sense of calm come together in perfect balance.

It feels exclusive, intimate and unmistakably Dunsborough - a coastal sanctuary that invites you to slow down, breathe deeply and truly live.

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.

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.

## MORE DETAILS

| | |
|---|---|
| Property ID | 1B7UHND |
| Property Type | House |
| House Size | 120 m2 |
| Land Area | 842 m2 |
| Including | Air Conditioning<br>Outdoor Entertaining<br>Fully Fenced<br>Liveability |













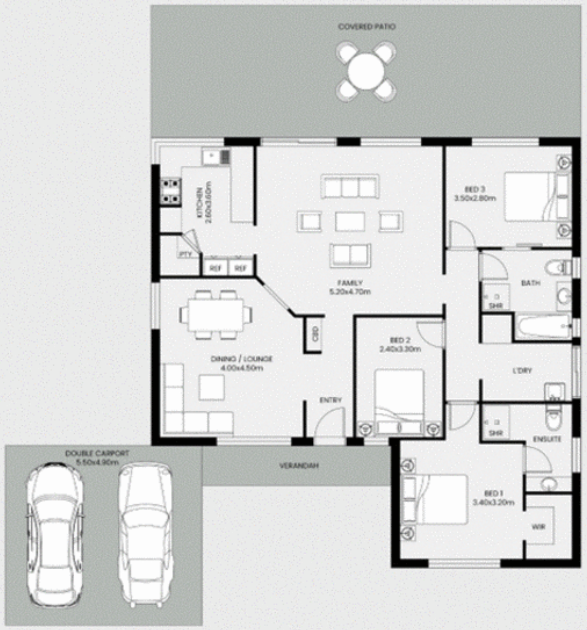



**Garry Morris 0417 964 823**
Licensed Real Estate Agent | garry.morris@ljhsouthwest.com.au
**Donna Green 0418 157 438**
Sales Consultant â€“ Dunsborough |
donna.green@ljhsouthwest.com.au

**LJ Hooker Property South West WA (08) 9791 6880**
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.

# 16 Woodynook Court, Dunsborough




LJ Hooker

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker 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.

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.

LJ Hooker