



18 Chapman Street, Dunsborough

## Offers From \$3,200,000 - Call 0417 964 823 For Private Viewing

Walking through 18 Chapman Street Dunsborough feels absolutely wonderful and private. You can't help but breathe in and relax... This property offers the views of a rural property, but without the high cost and time associated with maintenance, and with the incredible advantage of being within walking distance to the beach and town.

- 5 bedrooms, home office, 2.5 bathrooms, outdoor shower, 2 car extra-wide garage with space for boards and bikes + workbench & external lockable storage area.

18 Chapman Street is positioned within an exclusive cul-de-sac in the heart of Old Dunsborough, nestled against Meelup National Park, with stunning tree and sky views from all living areas and bedrooms, and even a tiny glimpse of the ocean from the master balcony. This two-storey mid-century meets coastal abode by local boutique builder Jarod Holst features stunning, fully reticulated easy-care gardens and lawned zones, rendered brickwork with timber lined eaves and feature weatherboards, fully fenced and gated, concrete aggregate driveway and paths, gated side access full length of property, two courtyards, ramp, sunken lawn and creek reserve at rear of property, LED lighting throughout, reverse cycle A/C to every room and ceiling fans to all upstairs bedrooms and home office.

5 2 2

### FOR SALE

Offers From \$3,200,000

### AGENTS

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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.

LJ Hooker

Solid jarrah timber flooring throughout the ground floor and staircase & quality wool carpets to the first-floor bedroom zones. All bathrooms are tiled floor-to-ceiling. Dedicated wheelie bin and gas bottle enclosure with floor to ceiling storage shelving. Access direct from the extra wide double-garage to galley laundry with WC & drying courtyard with lockable storage & hot/cold outdoor shower - perfect for a wash off after a swim or surf / or to wash your dogs. Large undercover kitchen courtyard floods this zone with greenery and lovely northern light. Separate courtyard to rear of property offers wood storage and future proofing: electrical sub-board has been installed ready for upgrades to add pool/sauna/induction to kitchen/rooftop solar and battery.

Future planning to add a lift, or thinking you might like to add another storey with roof terrace to the rear of this build to capture unparalleled, sweeping views to the beach, national park and across to Yallingup and Quedjinup? There are two ideal locations to add a lift: either a walk-through lift at the entry portico to access the master bedroom level, or a lift located in the kitchen courtyard area would allow the lift to stop at each different floor height, providing stair-free access to all internal and external areas of the residence.

On your doorstep: beach, boat ramp, ocean lap swimming, hiking & mountain biking trails, golf, bowls, primary schools, Dunsborough town centre & cafes. Everything has been thoughtfully designed at this property. It features incredible storage and lockable zones.

- Beach: down the street and to the left and you are at the most calm section of Dunsborough Bay, then around the corner to the netted lap swimming zone.
- Fishing: boat ramp and rock fishing just down the road.
- Creek Reserve: enjoy this added private space offers wonderful sunsets, nature play & bird song
- Nature: kangaroos and quindas graze to the front and rear of the property
- " Schools: walk the kids or grandkids directly across to Dunsborough Primary School —no roads to cross. Or Our Lady of the Cape primary school is also a short stroll away with just one road to cross.
- " Walking: in all directions from this property, footpaths cut through cul-de-sacs with neighbours who lovingly tend their gardens —be on the lookout for fairies!
- Tennis/ Golf / Bowls: private membership at Dunsborough Country Club offers these + mountain biking and hiking trails
- Hiking: the national park and secluded beaches are just a short walk from your home
- Mountain Biking & Cycling: footpath cycling from Dunsborough to Busselton or mountain biking trails literally start and finish just across from the property
- " Dunsborough Town: just a short stroll down the hill for morning yoga, coffee, local cafes, fine dining, physios, medical centres, small shopping centres & boutiques and even hardware stores — everything is within walking distance!

Contact us today for your own private inspection.

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 19UYHND  
Property Type House  
House Size 273 m2  
Land Area 505 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (3)  
Courtyard  
Outdoor Entertaining  
Floorboards  
Secure Parking  
Fully Fenced  
Remote Garage  
Liveability

**Garry Morris 0417 964 823**

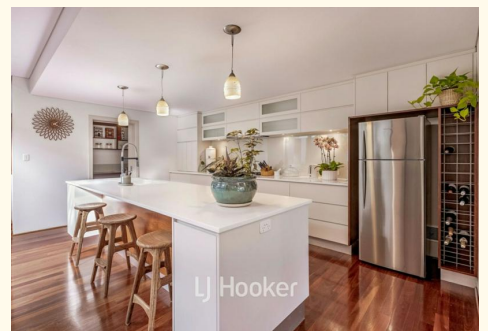
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

