

## Dunsborough, 19 Aldercress Approach

### Downsize to Dunsborough's Delight

Nestled in the serene and sought-after suburb of Dunsborough, this exquisite residence on Aldercress Approach offers a perfect blend of comfort and convenience. With three spacious bedrooms and two modern bathrooms, this home is ideal for those looking to downsize without compromising on style. Built in 2012 and meticulously maintained, it boasts a contemporary design that caters to easy living.

The layout of the home is perfectly suited for downsizers, featuring a seamless flow between the living spaces that enhances both relaxation and entertaining. The double garage provides ample space for storage or hobby equipment, while the low-maintenance garden ensures you can spend more time enjoying the laid-back lifestyle Dunsborough has to offer.

Overhead fans throughout the home keep you cool in the warmer months, while the kitchen is a chef's delight, providing generous cupboard & bench space as well as a large

3 2 2

**For Sale**  
From \$1,300,000

**View**  
[ljhooker.com.au/1740HND](http://ljhooker.com.au/1740HND)

**Contact**  
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fridge recess.

There's plenty of space for sociasing in the two outdoor entertaining areas with outstanding views across the award winning Dunsborough Lakes Golf Course.

This property places you in close proximity to excellent amenities and attractions. Enjoy leisurely strolls along the pristine coastline or indulge in one of the many local cafes. With renowned schools such as Dunsborough Primary School nearby, it's a location that supports both family visits and personal pursuits. Don't miss this opportunity to secure a premium piece of Dunsborough real estate.

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 About this Property

Property ID	1740HND
Property Type	House
House Size	192 m2
Land Area	576 m2
Including	Ensuite Toilets (2) Deck Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

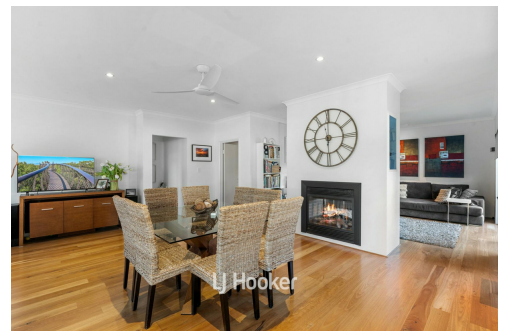
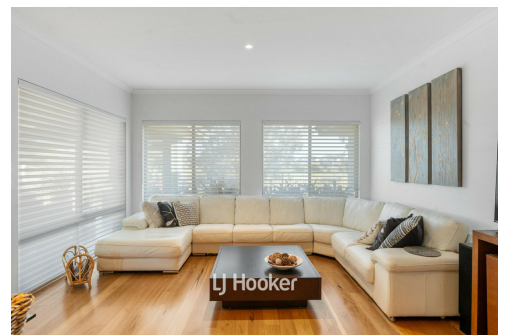
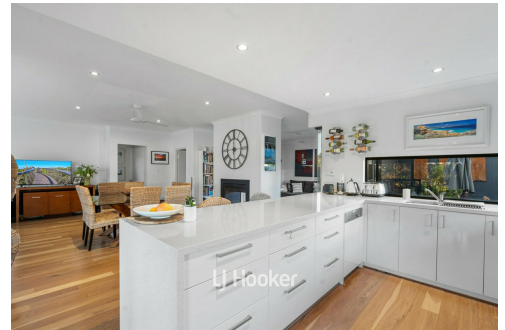
**Garry Morris 0417 964 823**

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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.



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