







21 Alwoodley Terrace, Dunsborough

Room To Dream. Space To Grow.

There was a time when blocks in Dunsborough were generous. When families had room to spread out, kids could kick a footy in the backyard, sheds weren't a compromise and a pool didn't consume every square metre of lawn.

Those opportunities are becoming increasingly rare.

Set privately at the rear on an incredible 1,178sqm parcel in one of Dunsborough's most sought after beachside pockets, this is far more than just a beautiful home. It's a property that offers space, flexibility and a future that's becoming almost impossible to find.

With more than 500sqm of usable land at the front of the property, the possibilities are enormous. Imagine a resort style pool, a substantial powered shed, an ancillary dwelling for extended family or additional income... or all three. It's the sort of opportunity that simply doesn't exist on today's smaller residential blocks.

Beyond the impressive landholding sits a home that's been finished to an exceptional standard. Bathed in northern sunshine and cooled by afternoon sea breezes, it enjoys a peaceful outlook across

5 3 6

FOR SALE
OFFERS

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

neighbouring rural residential properties, creating a sense of privacy and tranquillity that's hard to believe is only minutes from Dunsborough's beaches, cafés and town centre.

The heart of the home is a stunning designer kitchen that has been created for people who genuinely love to cook and entertain. A massive island bench becomes the natural gathering place, complemented by feature pendant lighting, striking cabinetry, an enormous walk in pantry and an incredible amount of cupboard and storage space rarely found in modern homes. It's as functional as it is beautiful.

The open plan living and dining areas flow effortlessly to the covered alfresco entertaining space, making it just as suited to relaxed family dinners as it is to entertaining a crowd.

Accommodation has been designed with growing families and guests in mind, offering five generous bedrooms, including two oversized primary suites with walk in robes and luxurious ensuites. Three beautifully appointed bathrooms featuring floor to ceiling tiling, along with two freestanding baths, ensure comfort and practicality for every member of the household.

Everywhere you look, there's another thoughtful inclusion that elevates this home above the ordinary.

Additional features include:

Reverse cycle ducted air conditioning throughout
Feature electric fireplace
Soaring ceilings, skylights and full-height sheer curtains
Designer kitchen with massive island bench, feature pendant lighting, walk in pantry and exceptional storage
Undercover alfresco area
Solar panel system
Secure double garage plus additional parking for boats, caravans and multiple vehicles
Drive through access to the rear of the property
Over 500sqm of usable land with endless future potential

Properties of this calibre are exceptionally difficult to replace. Yes, the home is beautifully finished, immaculately presented and completely move in ready - but it's the combination of the home, the location and most importantly, the land that makes this offering so compelling.

When this property was created, blocks of this size were still available. Today, they simply aren't.

Opportunities like this are measured in decades, not months. Secure the lifestyle you've been searching for, and the land you'll never regret owning.

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	1AX7HND
Property Type	House
House Size	290 m2
Land Area	1178 m2
Including	Ducted Cooling
	Ducted Heating
	Toilets (4)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Liveability









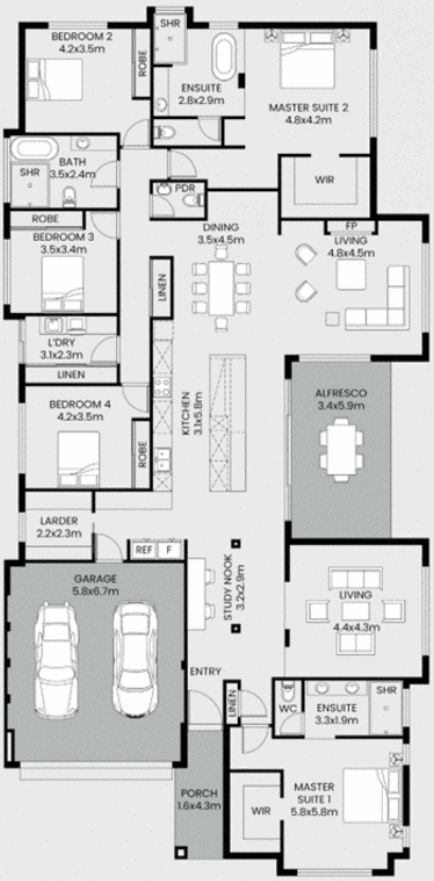


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