



22 Ballyneal Loop, Dunsborough




## Luxury Living Overlooking the Fairways

Positioned in the peaceful enclave of Ballyneal Loop, this modern residence offers the perfect balance of style, comfort and location. Completed in 2020 and spanning an impressive 228sqm, the home has been thoughtfully designed to capture the very best of contemporary coastal living.

Overlooking the manicured greens of the Dunsborough Lakes Golf Course, the home's elevated outdoor living area is the perfect spot to unwind with evening drinks or weekend gatherings with friends and family while soaking in the outlook.

Step inside and you'll find beautifully appointed fixtures and finishes throughout, with light filled open plan living areas that flow effortlessly to the outdoors. Culinary enthusiasts will love the central kitchen's easy connection to the alfresco, where an outdoor kitchen transforms the space into an entertainer's haven.

The master suite is a haven of sophistication, featuring two expansive walk-in robes and a Resort style ensuite designed for ultimate relaxation. Sun drenched and generously proportioned, the guest bedrooms each offer built in robes, providing a seamless blend of

4  2  2 

**FOR SALE**  
From \$1,550,000

### AGENTS

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

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

style and comfort for family or visitors.

A gorgeous, light filled undercover alfresco area creates the perfect setting for entertaining or relaxing, seamlessly connecting indoor luxury with the outdoors.

Key Features:

Built in 2020 with 228sqm of modern living space

3 generously sized bedrooms & 2 elegantly finished bathrooms

Dedicated, separate study - could be utilised as fourth bedroom

Open plan design with seamless indoor/outdoor flow

2 outdoor entertaining areas

Premium fixtures and finishes throughout

Situated in a peaceful, sought after pocket of Dunsborough

Ducted reverse cycle air conditioning throughout

Separate, spacious theatre room

Walk in Pantry

Extra wide garage - room enough for 2 cars & a golf buggy

Solar panels, security system & NBN availability

Laundry conveniently located off the kitchen for easy access

Presented to perfection & offering effortless move in appeal, this home is more than a place to live, it embodies the very best of Dunsborough living. Make your down South dream a reality today.

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 18HCHND  
Property Type House  
House Size 228 m2  
Land Area 560 m2  
Including Ensuite  
Study  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Courtyard  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced

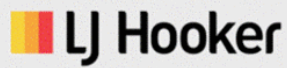
**Garry Morris 0417 964 823**

Licensed Sales Agent - Dunsborough |  
garry.morris@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





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