






22 Norfolk Street, Dunsborough

An Iconic Dunsborough Retreat Where Creek, Coast & Design Meet

The much loved and tightly held 22 Norfolk Street, Dunsborough is a truly special home. Originally built by the area's iconic surf shop owners, this inspiring residence sits on a generous 701m² block, overlooking a pristine nature reserve with a fresh creek line that gently winds its way to the shores of Geopraphe Bay.

A thoughtful blend of the original Dane Design and the vision of the current owners has created a unique and striking example of modern coastal architecture. With subtle Moroccan influences, the main residence and separate studio together offer a luxurious four bedroom, three bathroom retreat with multiple living zones, all beautifully immersed in nature and just moments from the ocean.

Both the home and studio are filled with soft morning light, captured through carefully positioned glass, burnished concrete floors, washed high vaulted timber ceilings and crisp white coastal rafters. The main living space enjoys tranquil reserve views, creating an immediate sense of calm. Year round comfort is assured with a central fireplace for winter and reverse cycle air conditioning throughout for the warmer

4  3  5 

FOR SALE
From \$2,350,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

months.

Outdoor living is very much part of the lifestyle here. Cook up the day's ocean catch on the expansive deck as the creek trickles quietly below, relax beneath the reserve canopy, or unwind in the heated spa under a sky full of stars - this is a place where the pace of life naturally slows.

The property is fully licensed by the City of Busselton with approval for up to 10 guests per night. There's also flexibility to live in the main residence while renting the studio either short or long term.

The location is exceptional. Perfect for families, with two local primary schools within easy walking distance, Meelup Regional Park just 50 metres from your front door, and access to mountain bike trails, tennis courts, lawn bowls and an 18 hole golf course nearby. The Old Dunsborough boat ramp is only a short drive away, while the calm foreshore swimming bay is a short bike ride - ideal for those refreshing morning swims.

Dunsborough town is just a 25 minute stroll (or 10 minutes by bike or e scooter), with the turquoise waters of Geographe Bay and world-class beaches including Castle Rock, Eagle Bay and Meelup all within a five-minute radius. This is a rare opportunity to secure a premier coastal property that offers lifestyle, flexibility and investment potential in equal measure.

Main Features:

4 bedrooms, 3 bathrooms

Pure northern aspect with solar passive design to both house and studio

Landscaped grounds with limestone edged entry wall, asphalt parking, jarrah timbers and hot/cold outdoor shower

Expansive open-plan living and dining flowing to a large decked entertaining area with built in heated spa overlooking the reserve

Luxury kitchen with long stone island, freestanding Blanco 900mm oven, gas cooktop, rangehood, dishwasher, custom cabinetry and pantry

Dual laundry facilities across the main residence and studio

King sized master bedroom with raw pine recessed storage robes, plus generous minor bedrooms

Separate studio offering a large living/rumpus space, luxury ensuite and lockable storage

Three luxury ensuites including a full sized custom built sauna

Central fireplace to the main residence

Reverse cycle air conditioning to both home and studio

Carefully selected interior and exterior lighting

City of Busselton Holiday Home Approval in place

Whether as a family home, coastal escape or investment, this remarkable property invites you to slow down, breathe deeply and enjoy life by the bay.

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	19GVHND
Property Type	House
House Size	153 m2
Land Area	701 m2
Including	Toilets (3)

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