



3 Kunzea Place, Dunsborough

The Down South Escape You Remember with the Added Bonus of Short Stay Approval

There's a feeling you get down south that's hard to explain - long afternoons that roll into salty evenings, bare feet on cool timber floors and the sound of the ocean never too far away. This is the kind of place that brings that feeling back & already has short stay approval.

Tucked quietly into one of Dunsborough's most tightly held pockets, this rammed earth cottage captures the spirit of the old days - when weekends meant loading up the car, chasing the surf and switching off properly. It's private, a little bit nostalgic and effortlessly inviting.

Inside, the home has a natural warmth that only rammed earth can offer. Timber lined pitched ceilings rise above the open living space, drawing in light and air, while the wood fire anchors the room - perfect for those cooler nights after a day at the beach. Hardwood floors underfoot add to that grounded, relaxed feel, the kind that makes you slow down without even realising it.

The kitchen has been thoughtfully updated, blending modern convenience with the home's original character. Stone benchtops,

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FOR SALE
From \$1,750,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

quality appliances, and a long window framing the greenery outside make it a space that feels connected, calm and easy to live in.

Three comfortable bedrooms sit within the main home, all serviced by a central bathroom, with the added practicality of a second shower and toilet in the laundry - ideal after sandy beach days.

Then there's the separate studio - a real bonus. Self contained with bathroom, wood fire and two additional bedrooms, it opens up a range of possibilities. Guests, extended family, or even multi generational living - it's flexible, private and incredibly useful.

Step outside and the mood shifts again. The backyard feels like a hidden tropical escape, wrapped in established gardens and shaded by mature peppermint trees. There's dappled light, quiet corners and a paved alfresco area that invites long lunches, late dinners and everything in between. The wraparound verandahs add to the charm, offering sheltered spaces to sit back and take it all in.

Set on a generous corner block, there's room to move, room to grow and room to simply enjoy it as it is.

Everything that makes this part of the world so special is just a short stroll away - morning coffees, the local shops and the calm, clear waters of the bay. Leave the car behind, grab a board or a towel and fall into an easier rhythm.

Homes like this don't come up often. It's not just the location or the layout - it's the feeling. The kind of place that takes you back, slows you down, and reminds you why you come down south in the first place.

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	1ABPHND
Property Type	House
House Size	228 m2
Land Area	701 m2
Including	Toilets (3) Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Liveability

Donna Green 0418 157 438

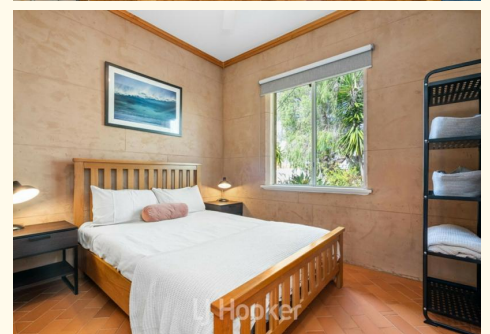
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