



3 Roanoke Way, Dunsborough

A Beautiful Place to Enjoy, Entertain and Unwind

Beautifully maintained and thoughtfully designed, 3 Roanoke Way, Dunsborough is a welcoming family home that brings together comfort, space and easy outdoor living in a peaceful Dunsborough setting.

Positioned on a quiet, family friendly street and enjoying a wonderful northern orientation, the home has plenty of charm from the moment you arrive. The native gardens create a beautiful sense of privacy, while the elevated front verandah is an inviting place to sit back with your morning coffee and enjoy the peaceful surroundings.

The outdoor spaces are where this home really shines. With four separate areas to sit and relax, you can make the most of the sunshine throughout the seasons, finding a sunny spot in winter or a more sheltered position when the afternoon breeze arrives. The established frangipani and lime trees, lush lawns and beautifully cared-for gardens add to the relaxed atmosphere.

Inside, the home is light, warm and comfortable, with a layout that has clearly been designed around the way a family lives.

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FOR SALE
From \$1,295,000

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The generous king size master suite is privately positioned and feels like a lovely retreat at the end of the day. Beautiful American Oak flooring, a walk-in robe, ensuite and coastal-style Californian shutters give the space a relaxed and timeless feel. A dedicated study nook provides a handy spot for working from home, homework or simply enjoying some quiet time with a book.

At the centre of the home, the open plan kitchen, dining and living area creates a natural gathering space for family and friends. From here, the home flows effortlessly outdoors to the spacious decked alfresco, making entertaining easy and enjoyable throughout the year. The clever floor plan provides excellent separation between the living areas and bedrooms. Three additional double bedrooms are positioned in their own rear wing, each with a walk-in robe. The separate theatre room offers plenty of flexibility and could be used as a children's playroom, movie room, games area or second living space.

The family bathroom includes a bathtub, while the additional toilet and generous laundry add everyday practicality.

Comfort has been well considered, with good insulation and ducted reverse-cycle air conditioning throughout. A recently installed 24-panel solar system provides an added benefit for energy efficiency and more sustainable living.

For those who love weekends away and outdoor adventures, the double driveway and side access offer plenty of flexibility, with the potential to accommodate a caravan or boat.

The location makes enjoying Dunsborough wonderfully easy:

Golf: Approximately 900m to Dunsborough Lakes - just a couple of minutes by golf cart.

Town: Around 1.5km to Dunsborough town centre, an easy 3-minute drive or approximately 20-minute stroll.

Beach: Just 2.5km to the beautiful turquoise waters of Geographe Bay, around a 5-minute drive.

Property Highlights

- Four generous double bedrooms
- Walk-in robes to all bedrooms
- Private master suite with ensuite
- Two bathrooms plus additional toilet
- Spacious laundry
- Open-plan kitchen, dining and living
- Separate theatre room or children's playroom
- Study/work-from-home nook
- Fully covered decked alfresco
- Four outdoor sitting areas
- Native landscaped gardens
- Established frangipani and lime trees
- Beautifully maintained lawns
- Double garage
- Side access with potential for caravan or boat
- Solid double-brick construction
- Ducted reverse-cycle air conditioning
- Recently installed 24-panel solar system
- Quiet and family-friendly location

Comfortable, practical and beautifully cared for, 3 Roanoke Way, Dunsborough is a home designed to be lived in and enjoyed - with plenty of space for family, friends, entertaining and simply making the most of the wonderful Dunsborough lifestyle.

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	1B55HND
Property Type	House
House Size	199 m2
Land Area	616 m2
Including	Ensuite
	Toilets (3)

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