

3 Straits View, Dunsborough

Effortless Coastal Living Opposite Nature Reserve

Perfectly positioned opposite a tranquil, tree lined reserve, this beautifully maintained home delivers privacy, space, and low maintenance living in Dunsborough's sought after lakes precinct, in close proximity from the town centre, Dunsborough Lakes Golf course, Simmos Ice Creamery and the stunning shores of Geographe Bay.

Thoughtfully designed with an impressive under roof area of 202m² approx, this property offers both comfort and versatility, with multiple living zones, including a separate theatre room that can easily function as a second lounge or flexible fourth bedroom. The light filled open plan kitchen, dining, and living area forms the heart of the home, seamlessly connecting to the outdoor alfresco, ideal for entertaining or relaxed everyday living.

The well appointed kitchen is complemented by a generous walk in pantry/scullery, providing exceptional storage and keeping the main living space effortlessly organised.

Privately positioned, the master suite features a walk in robe, stylish ensuite, and separate toilet. The remaining bedrooms are well

3  2  2 

FOR SALE
From \$1,195,000

VIEW
By Appointment

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AGENCY
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

proportioned and include built in robes, and serviced by a modern guest bathroom, catering comfortably to family or guests.

Outdoors, the property has been designed for easy care living, with fully reticulated gardens, artificial lawn at the front, and minimal upkeep required-making it equally appealing for owner-occupiers and investors.

Additional features include:

- Solar panel system for energy efficiency
- Zoned reverse-cycle ducted air conditioning
- LED downlighting throughout
- Double lock-up garage with internal access
- Side access for boat or caravan parking
- Fully fenced yard
- Quality finishes throughout
- An energy-efficient water heater system helps minimise running costs, with gas usage averaging only one bottle approximately every 1.5 years, an excellent benefit for both homeowners and investors.

Whether you're searching for a permanent residence, holiday retreat, or smart investment, this is a property that truly ticks all the boxes.

Call Garry Morris on 0417 964 826 or Donna Green on 0418 157 438 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	1A3AHND
Property Type	House
Land Area	385 m2

Garry Morris 0417 964 823

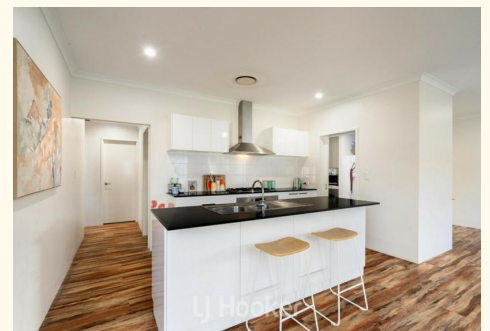
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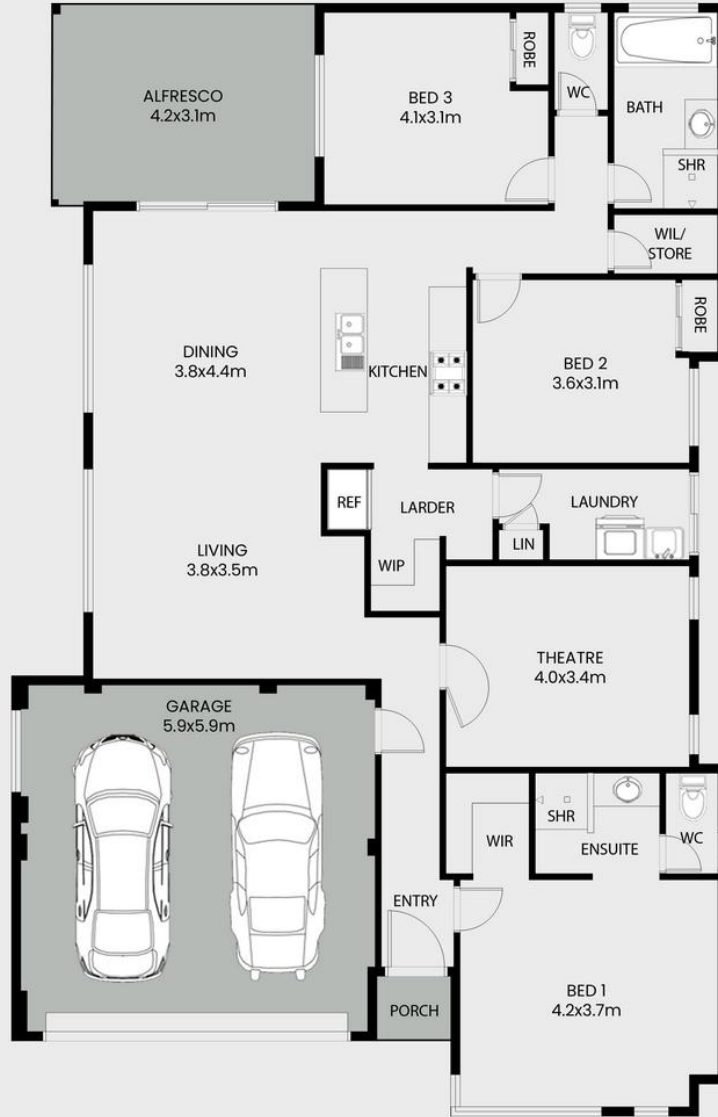
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3 Straits View, Dunsborough WA 6281



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