

## Dunsborough, 30 Amberley Loop

### Coastal Dream Home + Self Contained Granny Flat!

4 3 0

**For Sale**  
Offers over \$1,499,000

**View**  
[ljhooker.com.au/16M1HND](http://ljhooker.com.au/16M1HND)

**Contact**  
**Jeremy Lloyd**  
0414 651 458  
[jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@ljhsouthwest.com.au)  
**Brent Spooner**  
0417 002 082  
[brent.spooner@ljhsouthwest.com.au](mailto:brent.spooner@ljhsouthwest.com.au)

Have you been looking for your dream home in Dunsborough? A home that also has an additional granny flat for guests and family members? Than look no further than this Coastal home, 1.5km to the town centre, with multiple options including a brand-new self-contained granny flat and space for your caravan or boat! If the front facade doesn't instantly captivate you, wait until you step inside through the custom made large, solid timber front door....

This home has been completely renovated to the highest of standards and is to be seen to be truly appreciated. The beautiful European oak flooring creates a bright and welcoming space, along with the soaring high ceilings.

The kitchen is the perfect place to cook and create, with ample bench space, pot drawers, overhead cupboards, butlers sink and beautiful brass finishing's, you will love spending time in here and can see that so much thought has gone into creating a beautiful and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

enjoyable space.

The grand dining is complimented well with the exposed timber beams along the ceiling and a corner fire place, perfect for keeping the room cosy during the cooler months. The oversized main living area is adjacent to the dining room and has plenty of space for the family to enjoy together. A split system air-conditioner, built-in cabinetry, feature VJ wall with bench and Velux sky lights, again shows the thought that has been put in to transform this area.

Two minor bedrooms complete the downstairs area, with the main bathroom and laundry being central to the area, creating a well-flowing floorplan.

Heading upstairs, you will immediately notice the amount of natural light that fills this area. Before heading into the master bedroom, an additional living area, or study, really creates a parents retreat away from the hustle and bustle of the rest of the house. Floor to ceiling sheer curtains invite you to the large outside balcony, creating a calming atmosphere to enjoy the morning or afternoon sun - take your pick. The master bedroom is spacious, complete with air conditioning, an ensuite and walk-in-robe.

The backyard has been transformed with the addition of a well-appointed self-contained studio. Perfect for extended guests, or for the in-laws to move into! A stunning corner kitchen with quality appliances, plenty of storage plus a breakfast bar, overlooks the living area complete with ceiling fan. The bedroom is spacious with expansive built-in robes, split system air-conditioning and an ensuite to suit.

Beyond the lockable driveway gates remains plenty of options with ample space for a pool, caravan/boat storage or large shed.

Built in 1999, however extensively modified in 2024 to create a modern oasis, additional features include:

- Enclosed front yard
- Driveway with ample parking + lockable gates with space with a caravan, boat or large shed
- Quality window treatments throughout including, sheer blinds and plantation shutters
- High ceilings
- Velux Sky lights
- Front porch and large balcony
- 3 Bedrooms + a fully self-contained studio
- Easy care lawns and gardens

This home won't last long, contact Brent Spooner on 0417 002 082 or Jeremy Lloyd on 0414 651 458 for more information!

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.



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## More About this Property

Property ID	16M1HND
Property Type	House
Land Area	700 m <sup>2</sup>
Including	Ensuite Toilets (3)

### Jeremy Lloyd 0414 651 458

Sales Consultant | [jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@ljhsouthwest.com.au)

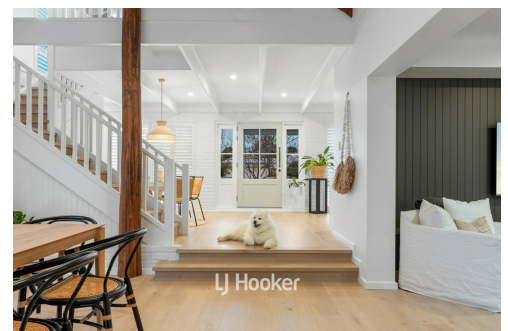
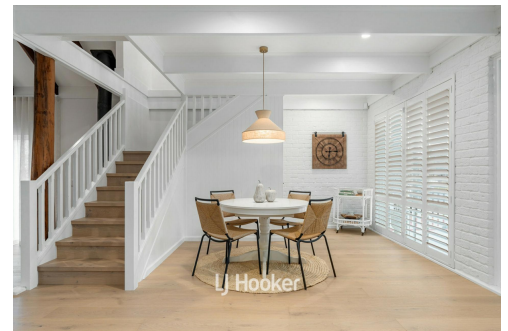
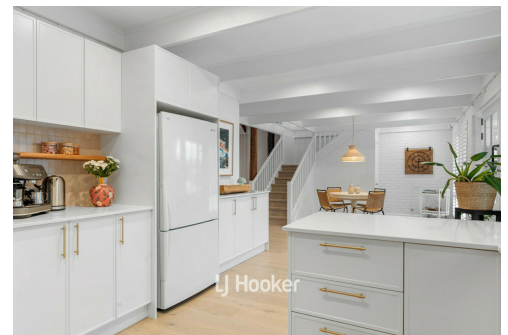
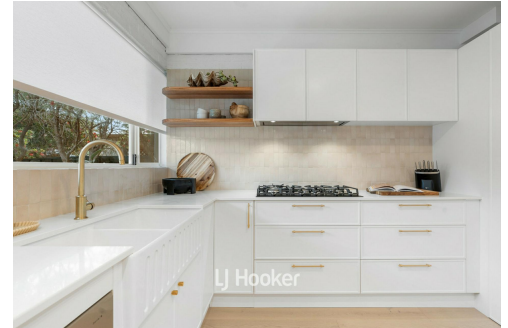
### Brent Spooner 0417 002 082

Principal / Licensee | [brent.spooner@ljhsouthwest.com.au](mailto:brent.spooner@ljhsouthwest.com.au)

### LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Property South West WA  
(08) 9791 6880**

## 30 Amberley Loop, Dunsborough



**STUDIO PLAN**



**UPPER FLOOR PLAN**



**GROUND FLOOR PLAN**



This site plan including measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing the site plan.

