



30 Galley Ramble, Dunsborough

## Spacious Family Home with Ocean Views & Modern Upgrades

This beautifully updated home offers space, comfort, and lifestyle, perfectly suited for families or those who love to entertain. Featuring modern improvements throughout and a flexible layout, this property combines practicality with style.

### BED N BATH

4 bedrooms, 2 bathrooms all on lower level

Large master bedroom with:

Walk-in robe

Tinted windows

Double vanity ensuite

Separate toilet




Large shower

Master and minor bedrooms all have new laminate plank flooring hardwearing and ideal for allergy sufferers

Minor bathroom with bath, wide shower, vanity & heat lamp

### KITCHEN

Laminate benchtops with ample workspace

4  2  2 

### FOR SALE

Offers From \$1,900,000

### VIEW

By Appointment

### AGENTS

Karen Kemp

0417 178 098

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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 **LJ Hooker**

600mm electric oven with gas cooktop  
Stainless steel rangehood  
Tiled splashback  
Built-in pantry & utility cupboard  
New Bosch dishwasher  
Double stainless-steel sink  
Servery window to outdoor entertaining area  
Water filtration system

#### LIVING AND ENTERTAINMENT

Central lower level is divided with a double-sided wood fire ideal to centre family conversations and gatherings  
Central living area with reverse cycle air conditioning  
Separate sitting room on lower level  
Upstairs open-plan lounge with stunning ocean views  
Decked balcony for relaxing or entertaining

#### COMFORT AND EFFICIENCY

New Daikin split systems in every bedroom + central areas  
New hot water heat pump system  
5kW solar panel system  
Ceiling fans upstairs

#### PRACTICAL UPGRADES

Office with new cabinetry, curved desk & overhead storage  
Entry from double garage thru office  
Laundry with plenty of cupboards & linen press  
Roof storage (approx. 8m x 2.5m) with walk in lock door access from mezzanine

#### OUTDOOR LIVING

Paved alfresco at rear of the home  
Front decked alfresco with stacker doors  
Spa area (fenced, spa included)  
Fully fenced property lot of 717m<sup>2</sup>  
New landscaping with reticulated lawns & gardens of mains water  
Concrete and aggregate surrounds the home  
Garden shed (approx. 2.5m x 2.5m)

#### RECENT UPGRADES

New laminate plank flooring with soundproofing underneath  
New aluminium windows & sliding doors with security screens  
New window treatments throughout  
Fresh landscaping and garden reticulation  
Two new toilets installed

#### Why You'll Love It

This home offers the perfect blend of modern updates, generous living spaces, and coastal lifestyle, with ocean views and multiple entertaining areas making it ideal for relaxed family living. Located a short walk to Dunsborough CBD and general store also at the gateway to the wine region and the famous beaches and surf breaks near Yallingup and Eagle Bay.

Call Karen Kemp —0417 178 098

## MORE DETAILS

Property ID 1A92HND  
Property Type House  
House Size 248 m2  
Land Area 717 m2

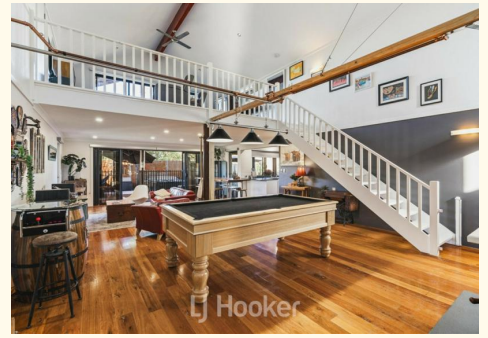
**Karen Kemp 0417 178 098**

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