



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

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AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
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Interested parties must rely solely on their own enquiries.



600mm electric oven with gas cooktop
Stainless steel rangehood
Tiled splashback
Built-in pantry & utility cupboard
New Bosch dishwasher
Double stainless-steel sink
Severy 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 717m²
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

Rates

Land-\$3,149.95 approx pa
Water-\$1,603.19 approx pa

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

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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