

35 Gibson Drive, Dunsborough

Beautifully Finished, Effortlessly Ready

Finding a home that genuinely accommodates family life is one thing. Finding one that's already been beautifully renovated, offers exceptional space, sits in a premium family location and requires absolutely nothing further to be spent is something altogether different.

Set proudly on an elevated 670sqm block in the heart of Cape Rise, 35 Gibson Drive delivers the kind of practicality, comfort and flexibility that families spend years searching for.

Behind the welcoming facade lies a surprisingly expansive floorplan, offering three separate living zones that allow the household to spread out with ease. Whether it's movie nights, a dedicated kids' retreat, a quiet reading space or a second lounge for visiting family and friends, this is a home that adapts as your family grows and changes.

Timber look flooring, plantation shutters and an abundance of natural light bring warmth and character to the interiors, while plush carpets in every bedroom create spaces that feel comfortable, calm and inviting.

The thoughtfully designed floorplan includes a dedicated children's

5 2 2

FOR SALE
\$1,700,000

VIEW
By Appointment

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wing featuring three queen-sized bedrooms, family bathroom and separate laundry, giving younger family members a space of their own while allowing parents to enjoy a little separation and privacy.

Privately positioned at the front of the home & away from the guest bedrooms, the spacious master retreat is a standout feature, complete with generous ensuite and the luxury of separate his and hers walk in robes - a practical addition that busy families will appreciate every day.

At the centre of it all, the galley-style kitchen connects effortlessly with the living spaces and outdoor entertaining area, making busy mornings, family dinners and weekend gatherings feel easy and natural.

Year-round comfort is assured with ducted reverse-cycle air conditioning throughout, while the extensive renovation means there's no list of projects waiting for the new owners. No outdated bathrooms. No flooring to replace. No renovations to budget for. Simply move in and start enjoying the lifestyle from day one.

Outside, the backyard offers plenty of room for children and pets to roam, while side access and the double lock-up garage provide the practical storage and flexibility every family needs.

Location is often overused in property marketing, but Cape Rise has earned its reputation for good reason. It's a neighbourhood where children still ride their bikes to the park, neighbours stop for a chat on their evening walks and families gather around the beautiful central reserve that sits at the heart of the estate. With a rear gate leading through to Guy Crescent, the park is just a short stroll away.

Add to that the convenience of being within walking distance of schools, the town centre and Dunsborough's stunning beaches, and it's easy to understand why homes in this pocket are so tightly held.

For buyers considering the value of building, renovating or waiting for the "perfect" home to appear, 35 Gibson Drive presents a compelling alternative. The hard work has already been done. The space is here. The location is established. The lifestyle is ready.

All that's missing is the next family to call it home.

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	1AS4HND
Property Type	House
House Size	237 m2
Land Area	670 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Secure Parking

Garry Morris 0417 964 823

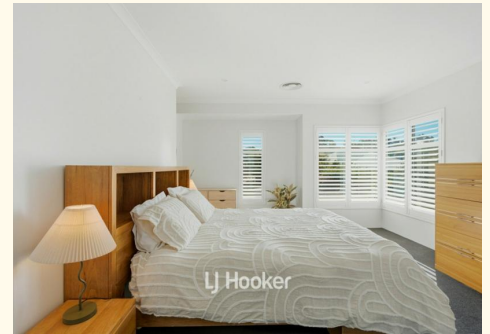
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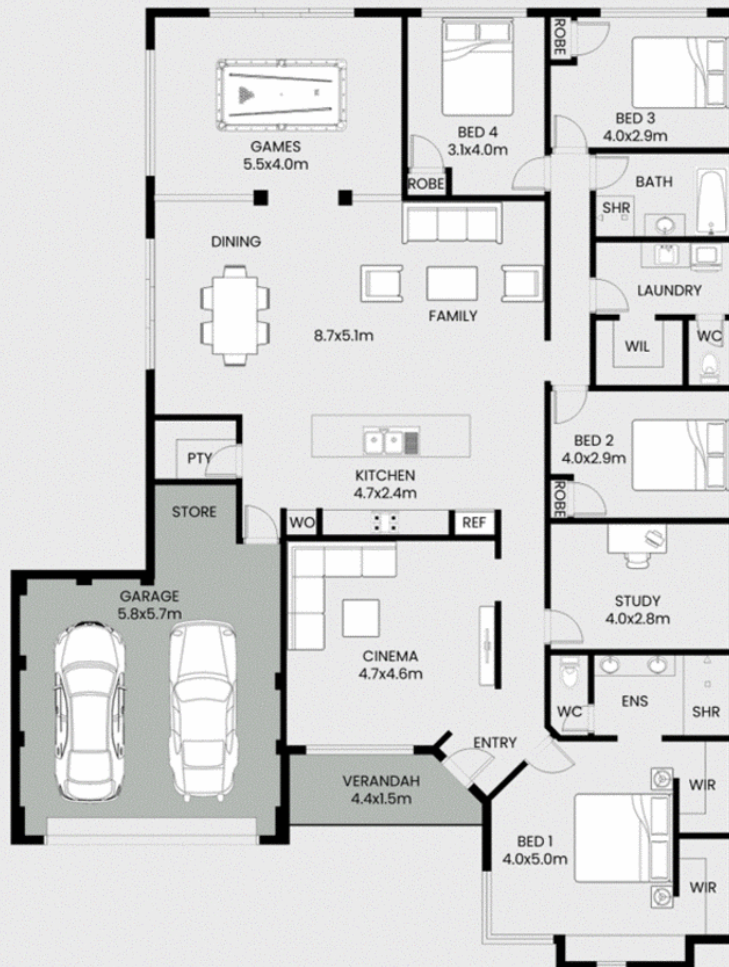
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TOTAL AREA : 283.63m²

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