







35 Waterville Road, Dunsborough

Beautifully Built, Lovingly Cared For

Just metres from the Dunsborough Lakes Clubhouse and Golf Course, this beautifully finished four bedroom, two bathroom home offers a wonderful combination of space, quality and easy living.

Built by Dale Alcock Homes South West less than five years ago, it has been lovingly created and exceptionally well cared for, with a beautiful feel from the moment you step inside. A striking fae, raked verandah and feature cladding give the home plenty of presence, while 30 course ceilings, plantation shutters and engineered timber flooring add to its sense of quality.

The master suite is positioned at the front of the home alongside a separate theatre room, creating a lovely sense of separation from the remaining bedrooms and living areas. The bedroom has both a huge walk in robe and additional built in robes, while the spacious ensuite is finished with floor to cornice tiling, stone surfaces and a double vanity.

The kitchen is equally impressive, with a 1200mm stone island, extensive overhead cabinetry, dedicated coffee nook and generous pantry storage. Three panel stacker doors open from the living area to the large alfresco, making it easy to move between the two spaces

4 2 2

FOR SALE
Please Call

AGENTS

Garry Morris
0417 964 823
garry.morris@ljhsouthwest.com.au

Donna Green
0418 157 438
donna.green@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.

when entertaining.

Beyond the alfresco, the established gardens have been carefully landscaped with built in garden beds, seating and reticulation, while aggregate paving extends around the driveway, sides and alfresco. A security flywire door with a doggy door also allows the alfresco to remain open when you're out during the day.

Three additional bedrooms are positioned towards the rear of the home, each with mirrored sliding robes and easy access to the main bathroom. Storage is well considered, with hallway linen storage and a separate broom and vacuum cupboard.

There is plenty of practical space in the extended 7m x 6m garage, including additional storage and excellent clearance, while a pull down ladder provides access to useful roof space storage. Ducted air conditioning is controlled by a MyAir system, allowing individual zones to be adjusted to suit and a whole house water filtration system has also been installed.

The result is a home that feels considered without being fussy, beautifully finished without being difficult to maintain, and genuinely suited to the way a family lives.

With the golf course and clubhouse just a few metres away, Dunsborough town centre and playing fields within walking distance, and everything already established and beautifully cared for, this is an easy home to settle into whether you're raising a family, looking for a lock and leave base or simply want to enjoy the Dunsborough Lakes lifestyle.

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

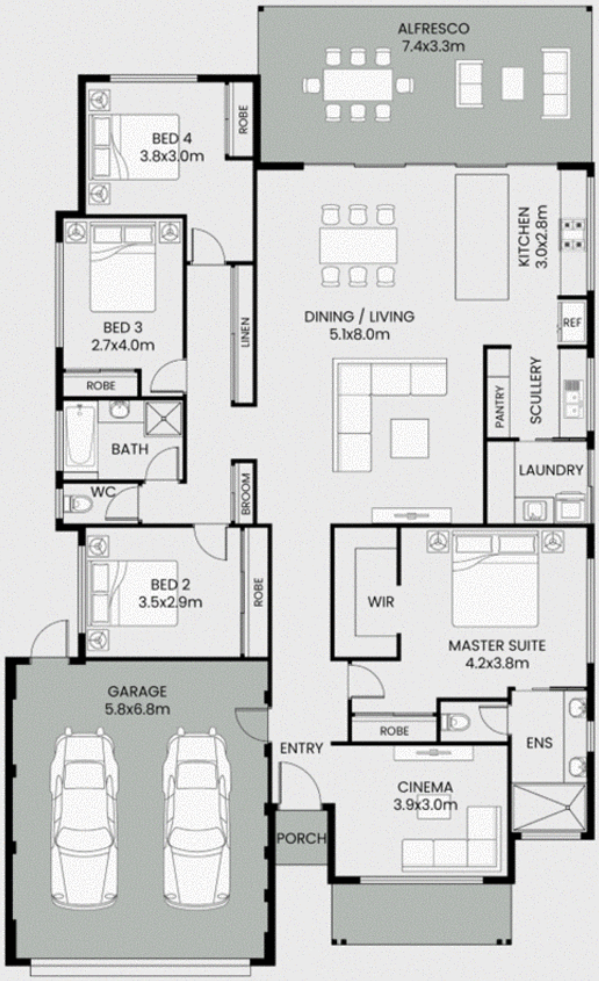
Property ID	1BEZHND
Property Type	House
House Size	183 m2
Land Area	434 m2
Including	Ensuite
	Toilets (2)

Garry Morris 0417 964 823
Licensed Sales Agent - Dunsborough |
garry.morris@ljhsouthwest.com.au
Donna Green 0418 157 438
Sales Consultant â€“ Dunsborough |
donna.green@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.

35 Waterville Road, Dunsborough WA 6281



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

LJ Hooker

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