







39 Alwoodley Tce, Dunsborough

A Home That Keeps On Giving!

Nestled at the end of a quiet cul de sac, directly opposite a reserve and with no rear neighbours, this resort style property offers something increasingly difficult to secure - genuine privacy, generous proportions and a feeling of space in every direction.

Behind the wide entry foyer, the home unfolds beautifully. A private theatre room, expansive open plan living and dining area and a thoughtfully designed kitchen complete with scullery and walk-in pantry create a floorplan that caters effortlessly to both everyday living and large scale entertaining. A cosy, multi purpose room is currently set up as a nursery, offering a warm and functional space that could also serve as a home office, reading nook or children's playroom.

At the rear of the home, the accommodation has been thoughtfully positioned to create a peaceful family zone. The master suite is exceptionally spacious, featuring a substantial walk-in robe, private ensuite, deep soaking bath to relax and unwind and separate toilet, while three generously sized guest bedrooms are serviced by a family bathroom and separate toilet. All bedrooms feature overhead fans, perfect for the warmer months. Year round comfort is assured with ducted reverse cycle air conditioning throughout the home, ensuring every season is enjoyed in complete comfort.

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.

Outside, the lifestyle offering is equally impressive. A striking pitched alfresco overlooks the heated below-ground pool, creating a setting designed for long summer afternoons and effortless entertaining. Lush tropical landscaped gardens, a bore, whole home water filtration system and fully fenced grounds further enhance the property's appeal. The established backyard provides a private haven for children to play, pets to roam and families to relax or entertain in a beautifully green setting.

There is a sense of permanence about this home. A property designed not around trends, but around exceptional living - where every space has purpose, every finish has been carefully considered, and every outlook captures a feeling of privacy that simply cannot be replicated.

For those seeking substance as much as style, this is an offering that stands comfortably above the ordinary.

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	1AUCHND
Property Type	House
House Size	229 m2
Land Area	1061 m2
Including	Ensuite
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability









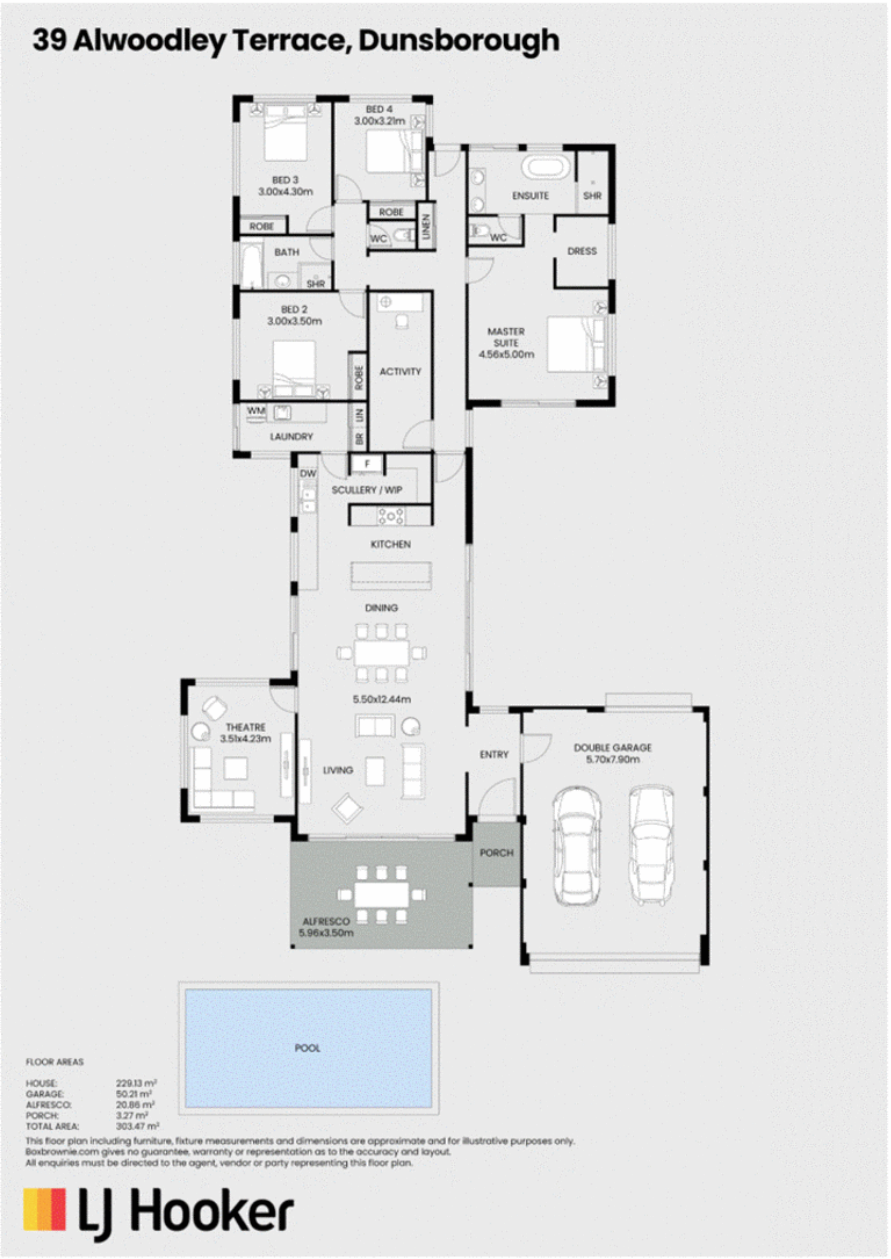


Garry Morris 0417 964 823
Licensed Sales Agent - Dunsborough |
garry.morris@ljhsouthwest.com.au
Donna Green 0418 157 438
Sales Consultant â€“ Dunsborough |
donna.green@ljhsouthwest.com.au

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.

39 Alwoodley Terrace, Dunsborough



FLOOR AREAS

HOUSE:	229.13 m²
GARAGE:	50.21 m²
ALFRESCO:	20.86 m²
PORCH:	3.27 m²
TOTAL AREA:	303.47 m²

This floor plan including furniture, fixture 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 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