

## Dunsborough, 44 Martingale Drive

### COOL DUNSBOROUGH SEA CHANGE

4 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/16UTHND](http://ljhooker.com.au/16UTHND)

**Contact**  
**Garry Morris**  
0417 964 823  
[garry.morris@ljhsouthwest.com.au](mailto:garry.morris@ljhsouthwest.com.au)

Looking to beat the scorching Perth temperatures? Head south to this Hamptons inspired beach house in the heart of Dunsborough, which offers you a pristine home with a quality fit-out and coastal style, and all within easy walking distance to Dunsborough Town.

#### FEATURES INCLUDE:

- \* With 4 large bedrooms & 2 bathrooms, with the option to turn the 4th bedroom into a cinema room, this unique and recently built home would suit a family or those coming down to the gorgeous south west for a change in lifestyle.
- \* It boasts a large open-plan living area with a white stone kitchen, all of which overlooks the outside alfresco area and garden full of local plants.
- \* Constructed of double brick and colourbond, the floor plan allows for separation of the master suite from the other bedrooms, and offers a light and airy feel with its 30C height ceilings. The wide hallway could become a perfect gallery space.
- \* Completed in August 2022, the home is in pristine condition with high quality solid polished timber floors featured throughout the house.



**Disclaimer:** 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.

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**(08) 9791 6880**

- \* A luxury kitchen boasts stone benchtops, an enormous pantry, 900mm wide wall oven, an extensive number of cupboards and space for a dishwasher
- \* A large lockable and walk-in sized storage room with a security-level strength door keeps your valuables safe & there is also a separate linen press.
- \* Ducted reverse cycle air conditioning throughout the home allows you climate control all year round and dimmer switches in both bathrooms, the main living area and the master bedroom are a handy addition. The back & front gardens are fully reticulated with gated access to the sides of the home.
- \* The location is quiet & yet close to every amenity, especially cafés, shops & the beach. A brief walk will have you in the centre of Dunsborough & within minutes you can be swimming in the clear, calm waters of Geographe Bay. This tranquil location is perfect for those who dream of living in the stunning south west.

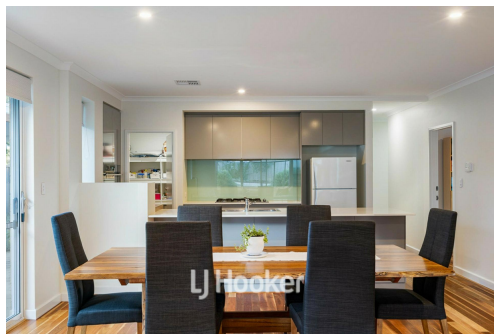
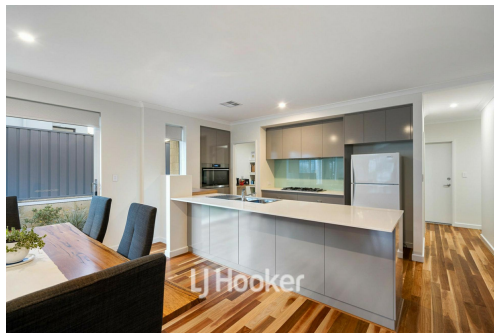
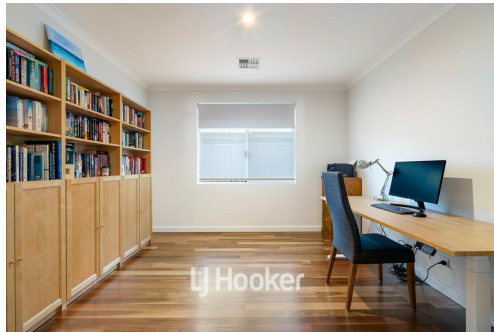
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## More About this Property

Property ID	16UTHND
Property Type	House
Land Area	503 m2
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Courtyard Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Garry Morris 0417 964 823**  
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