



44 Pinehurst Crescent, Dunsborough

## A Premier Dual Living Residence on the 13th Fairway

Set along the picturesque 13th fairway of the Dunsborough Lakes Golf Course, this remarkable 7 bedroom, 3 bathroom dual living residence delivers an exceptional South West escape - where space, sophistication and lifestyle effortlessly combine. Whether you're seeking a premium family retreat, an entertainer's haven for weekends away or the perfect base for extended golf getaways, this property is designed to impress at every turn.

Positioned on a prime corner block with only one adjoining neighbour and spectacular golf course frontage, the home captures serene, uninterrupted fairway views with direct gated access onto the course. An oversized garage with workshop and rear roller door access provides abundant space for golf carts, boards and holiday toys, while the home's generous layout offers multiple zones for relaxation and entertaining across both levels.

From the upper level balcony - complete with outdoor kitchen and sweeping outlooks - to the inviting alfresco below with feature stone fireplace and pizza oven, every space has been thoughtfully crafted for all season enjoyment. With two fully self-contained levels, the home provides exceptional versatility for multi generational living,

7 3 2

### FOR SALE

Offers From \$1,785,000

### AGENTS

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

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

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guest accommodation or an ideal holiday investment. Added convenience comes with existing Holiday Home approval, ensuring immediate short-stay income potential when not in personal use.

### Property Highlights

Two fully self-contained levels comprising 7 bedrooms and 3 bathrooms

Expansive open plan living and dining areas, ideal for entertaining

Ground level: 4 bedrooms, 2 bathrooms

Upper level: 3 bedrooms, 1 bathroom

Dual kitchens, laundries and separate living zones

Upper level balcony with outdoor kitchen and breathtaking fairway views

Private alfresco with stone fireplace and built in pizza oven

Oversized garage with workshop and rear roller-door access - perfect for golf cart storage

Direct gated access onto the 13th fairway

Corner position with only one neighbour and exceptional privacy

Holiday Home approval in place for strong rental returns

Combining rare scale, flexibility and unbeatable lifestyle appeal, this is golf course living at its finest - a standout opportunity you won't want to let slip by.

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	197DHND
Property Type	House
House Size	364 m2
Land Area	719 m2
Including	Toilets (3)

**Garry Morris 0417 964 823**

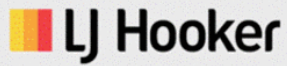
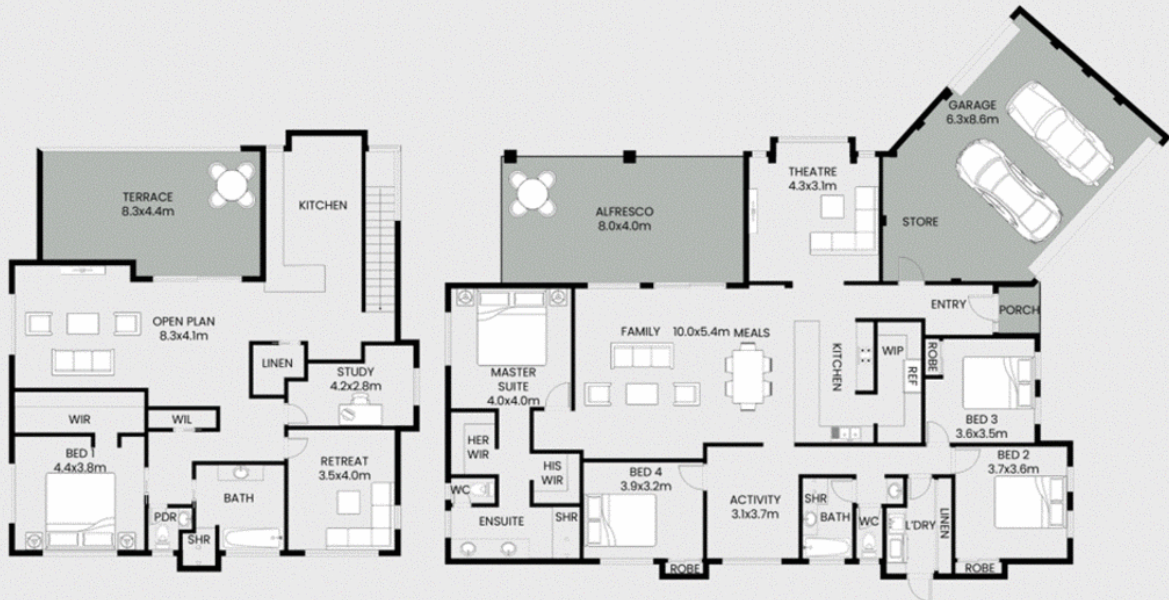
Licensed Sales Agent - Dunsborough |  
garry.morris@ljhsouthwest.com.au

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230  
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



## 44 Pinehurst Crescent, DUNSBOROUGH WA 6281



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