







62 Ballyneal Loop, Dunsborough

Coastal Luxury with a Relaxed Down South Feel

Positioned in one of the most sought after pockets of Dunsborough Lakes, this stunning four bedroom home brings together a relaxed coastal style, beautiful finishes and thoughtful design. Set on an elevated 514sqm block in a quiet, peaceful street, it offers a wonderful sense of privacy and an inviting place to call home.

High ceilings, plantation shutters and gorgeous floor tiles that capture the look of timber set the tone, creating a light, inviting feel from the moment you step inside. With its carefully considered layout and beautiful finishes, this is a home designed to be enjoyed, from busy mornings to quiet evenings and weekends spent entertaining.

At the centre of the home, the kitchen is a standout, finished with stone benchtops, excellent storage and a natural connection to the open plan living and dining area. From here, doors lead directly to the alfresco, where remote controlled outdoor blinds allow the entertaining area to be fully enclosed when desired. It's a lovely extension of the living space, ideal for relaxed afternoons, long lunches and gathering with friends throughout the seasons.

Privately positioned at the rear of the home, the master suite enjoys

4 2 2

FOR SALE
Offers From $1,400,000

VIEW
Thu 19th Nov @ 3:45PM - 4:30PM

AGENTS

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backyard views and the softness of sheer curtains. A large walk in robe leads through to a luxurious ensuite, complete with a double vanity, dual shower heads and floor to ceiling tiling for a sleek, high end finish.

The remaining three bedrooms are positioned at the front of the home, each featuring built in robes. A theatre room provides the perfect spot for movie nights, while the dedicated study offers a quiet place to work or study away from the main living areas.

The main bathroom continues the refined finishes, with floor to ceiling tiling complementing the stone benchtops found throughout the home, including the laundry. A separate powder room and large walk in linen cupboard add further practicality, with storage thoughtfully considered throughout.

Modern conveniences are well covered, with Bluetooth controlled lighting and app operated ducted reverse cycle air conditioning. The extra long garage provides valuable additional storage, while the elevated block adds another appealing point of difference.

Outside, the gardens and lawns are fully reticulated, keeping garden care simple and leaving more time to enjoy the home. There is also potential to create additional parking.

Beautifully finished, wonderfully functional and full of warmth, this is the kind of home where family life can unfold beautifully. From children growing into their own rooms to long lunches in the alfresco and quiet evenings spent together, it offers a lovely foundation for a family to settle in, make it their own and create a lifetime of memories.

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.

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MORE DETAILS

Property ID	1BPMHND
Property Type	House
House Size	196 m2
Land Area	514 m2
Including	Ensuite
	Study
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability











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FLOOR AREAS

ALFRESCO:	19.17 m²
GARAGE:	46.18 m²
HOUSE:	195.92 m²
VERANDAH:	9.64 m²
TOTAL AREA:	270.91 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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