

## Dunsborough, 62 Monclair Circuit

### Spacious, Comfortable Family Home



This beautifully designed residence offers an ideal layout for first home buyers and large families alike, featuring a stunning kitchen that serves as the heart of the home. The kitchen boasts modern finishes and ample space, perfect for culinary adventures and family gatherings. With its sleek design and practical layout, it seamlessly connects to the dining and living areas, making entertaining a breeze.

This home provides three distinct living areas, ensuring everyone has their own space to relax or socialize. Whether it's a cozy movie night in the family room or a lively evening in the formal lounge, there's a spot for every occasion. Each of the four bedrooms is generously sized, offering plenty of room for comfort and personalization. The master suite is a true retreat with its own ensuite bathroom, featuring a double shower & provides an oasis of privacy and tranquility.

Practical features include a double garage with a rear roller door leading to the backyard,

**For Sale**  
\$1,075,000

**View**  
[ljhooker.com.au/1753HND](http://ljhooker.com.au/1753HND)

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

**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.

fully fenced with lockable side access for added security. The outdoor undercover area is a great space for entertaining while the garden is equipped with reticulation. Eight large Hampton-style planter boxes make it easy to maintain lush greenery. Inside, enjoy the extra convenience of a study and powder room, along with reverse cycle air conditioning in the living area and master bedroom. Ceiling fans and built-in double wardrobes with mirrors in the three guest bedrooms add to the home's comfort.

Located in the vibrant community of Dunsborough, you'll enjoy easy access to beautiful beaches and local attractions. The area is known for its family-friendly atmosphere and excellent schools, making it a perfect location for growing families. Don't miss this opportunity to own a spacious and well-appointed family home in one of Dunsborough's sought-after neighbourhoods. In a strong market, act quick to secure your own piece of Down South paradise.

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 About this Property

<b>Property ID</b>	1753HND
<b>Property Type</b>	House
<b>House Size</b>	234 m2
<b>Land Area</b>	561 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

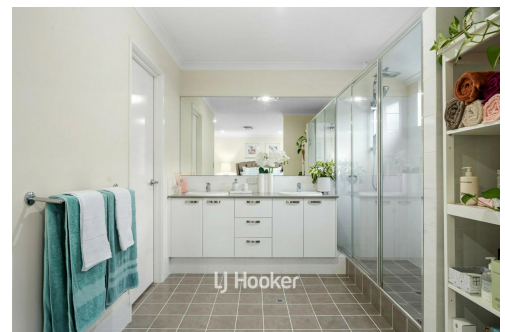
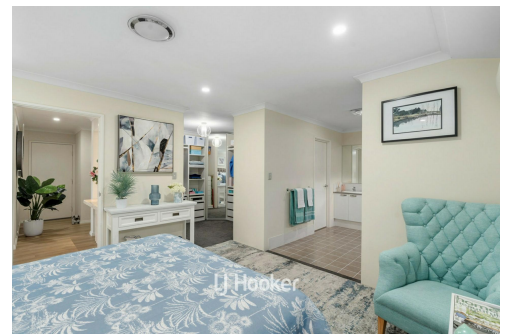
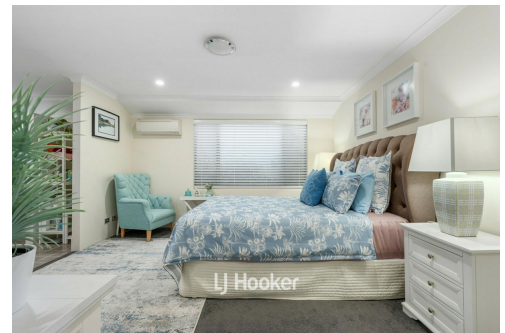
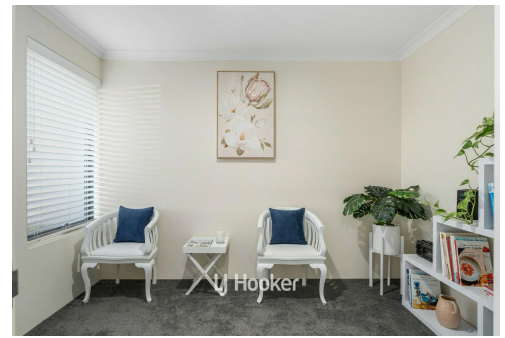
**Garry Morris 0417 964 823**

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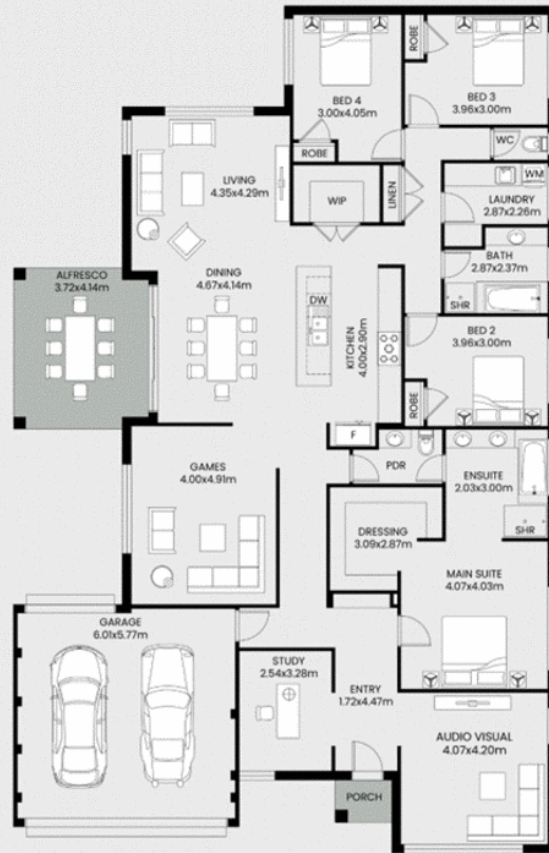
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FLOOR AREAS

RESIDENCE:	234.29 m <sup>2</sup>
GARAGE:	36.41 m <sup>2</sup>
PORCH:	1.87 m <sup>2</sup>
ALFRESCO:	15.98 m <sup>2</sup>
TOTAL:	288.56 m <sup>2</sup>

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.



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