



7 Morates Way, Dunsborough




A Statement of Sophistication in Cape Rise

A bold expression of contemporary design, this newly completed residence by Malibu Building Co delivers a home of striking form, refined materiality and uncompromising execution within the prestigious Cape Rise enclave.

Defined by clean lines and a carefully curated palette, the home is anchored by polished concrete underfoot and soaring ceilings above - creating a gallery like sense of scale, light and permanence. Every element has been intentionally selected, resulting in a residence that is both architecturally compelling and inherently liveable.

At its heart, a beautifully resolved open plan domain unfolds, where kitchen, living and dining zones interact seamlessly. The kitchen is a study in both form and function, offering extensive cabinetry, a fully appointed scullery and a commanding connection to the surrounding living spaces and alfresco beyond - designed for effortless entertaining and everyday ease.

The home's design wraps deliberately around a central landscaped courtyard, inviting natural light deep into the interiors while establishing a strong connection between inside and out. This

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FOR SALE
From \$2,395,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

considered layout ensures complete privacy, with no neighbouring sightlines and creates a series of tranquil, protected outdoor moments.

Accommodation has been executed with equal attention to proportion and comfort. Generous guest suites, an oversized main bathroom and a luxurious master retreat with expansive ensuite & sitting room/walk in robe reflect a commitment to space and quality. A separate study positioned at the front of the home offers a quiet, professional workspace, while the oversized garage - with drive through access - caters to both lifestyle and practicality.

Every detail speaks to a higher level of design thinking - from bespoke storage solutions, including integrated jewellery drawers, to the cohesive material selections that carry throughout the home with quiet confidence.

A fully integrated ducted reverse cycle system delivers effortless year round climate control, with the home quietly positioned within a peaceful, family friendly street.

Framed by low maintenance, reticulated gardens and a secure, private setting, this is a residence that balances architectural integrity with everyday functionality.

Positioned moments from coastline, parklands and schooling, this is a rare offering - delivering a brand new, design forward home of enduring quality, without compromise or delay.

Delivering a seamless balance of design, quality and liveability, this is a residence that stands apart & provides a compelling opportunity in Cape Rise that discerning buyers will recognise and act on quickly.

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 1A69HND
Property Type House
Land Area 802 m2
Including Ensuite
Ducted Cooling
Ducted Heating
Toilets (3)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Liveability

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FLOOR PLAN

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