







74 Ballyneal Loop, Dunsborough

Space, Comfort & Thoughtful Design

Quietly positioned in a cul de sac and surrounded by quality homes, this spacious Dunsborough residence has a lot going for it. Four bedrooms, two bathrooms, a beautifully appointed kitchen and a separate theatre room are complemented by some particularly thoughtful design features, creating a home that is both attractive and wonderfully practical.

The kitchen is a real highlight, with a stunning galley design, island bench and an abundance of storage. Overlooking the open plan living and dining area, it is ideally positioned to remain part of the conversation, whether preparing dinner or entertaining. There is excellent space to spread out, with large windows drawing in natural light and reverse cycle air conditioning providing comfort across the seasons. A separate living room at the front of the home offers another place to relax.

The master bedroom is well appointed with built in robes and an ensuite that has been thoughtfully designed with accessibility in mind. Wider entryways and hallways, together with a wheelchair accessible shower, dedicated shower seat and strategically positioned grab rails, are valuable inclusions for anyone with mobility requirements. These

4 2 2

FOR SALE
$1,495,000

VIEW
By Appointment

AGENTS

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

Donna Green
0418 157 438
donna.green@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.

features also offer the reassurance of a home that can comfortably accommodate changing needs over time.

Three further bedrooms, all with built in robes, are serviced by the main bathroom and separate toilet. Plantation shutters feature in selected rooms, with attractive window treatments in the others, adding a polished finish to the interiors.

There is no carpet anywhere in the home, with timber look flooring through the living and bedroom areas. It is a practical choice that keeps maintenance simple, while also offering a smooth, uninterrupted surface for mobility access and an appealing option for allergy conscious buyers.

Sliding doors lead out to a covered alfresco area, providing a sheltered setting for outdoor dining and entertaining. The fully fenced grounds are complemented by low maintenance, fully reticulated gardens, keeping upkeep to a minimum.

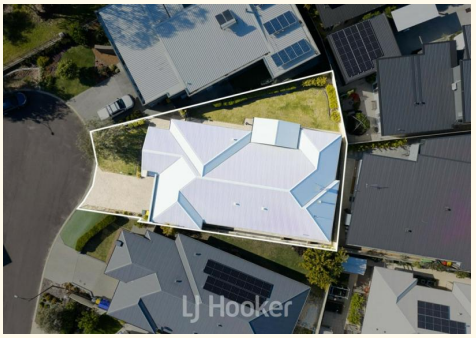
The location is another strong point, with the Golf Course Tavern, Clubhouse & local parks just minutes away, while Dunsborough town centre & stunning beaches are all a short drive from home.

A well designed home with an appealing combination of space, accessibility and attention to detail that makes this home stand apart.

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	1BTRHND
Property Type	House
House Size	242 m2
Land Area	611 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability











Garry Morris 0417 964 823
Licensed Real Estate Agent | garry.morris@ljhsouthwest.com.au
Donna Green 0418 157 438
Sales Consultant â€“ Dunsborough |
donna.green@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

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