



80 Gifford Road, Dunsborough

A Beachside Classic, Beautifully Reimagined

An enviable Old Dunsborough position, just 3 to 4 minutes' walk from the beach, paired with a beautifully updated residence and established gardens.

Set on a generous 720sqm block, this four bedroom, two bathroom home offers a wonderful combination of space, comfort and an exceptional location, with a substantial list of recent improvements adding a fresh new feel throughout.

The kitchen has been updated with a new Westinghouse oven, gas cooktop, rangehood and 2 drawer Fisher & Paykel dishwasher, together with a new sink and mixer tap. Fresh internal and external paintwork, new blinds and curtains and new carpet to the main bedroom and walk in robe further elevate the interiors. The living area is light and welcoming, with Daikin split system reverse cycle air conditioning providing year round comfort and a natural connection to the gardens beyond.

All four bedrooms are generously sized, with the main bedroom enjoying direct access to the garden. A brand new ensuite adds a beautiful sense of freshness, while the updated guest bathroom

4 2 6

FOR SALE
From \$2,050,000

VIEW
Sat 17th Oct @ 1:15PM - 2:00PM

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Interested parties must rely solely on their own enquiries.

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services the remaining bedrooms. The laundry has also been updated, with excellent storage throughout the home making everyday family living wonderfully practical.

Outside, the gardens are a real highlight. Beautifully maintained and complemented by brand new lawn and reticulation, they create a lovely established setting around the home. A hot and cold outdoor shower is perfectly suited to the beachside position, while a garden shed provides useful additional storage.

The extra large double garage is another standout. Freshly painted and updated internally, it offers far more than conventional garaging, with the flexibility to accommodate vehicles, a games room, teenagers' retreat, home gym or additional storage. Further improvements include 16 solar panels with inverter, a new hot water system and additional electrical points, adding to the long list of work already completed.

The position is one of the home's great advantages, placing the best of Old Dunsborough close at hand. From the beach and foreshore to Dunsborough's cafes, shops and everyday conveniences, much of what makes this location so appealing is within easy reach.

Beautifully presented, surrounded by established gardens and exceptionally well positioned, this is a home with genuine presence in one of Old Dunsborough's most sought after pockets.

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	1BF5HND
Property Type	House
House Size	177 m2
Land Area	720 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Alarm
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels
	Liveability

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