







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**
Offers From $1,995,000

**VIEW**
Fri 6th Nov @ 1:00PM - 1:45PM

**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

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.

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.

With its enviable seaside location and the option to explore short term rental possibilities, this property presents an appealing investment prospect. Old Dunsborough is a sought after destination for visitors looking to enjoy the beach and the relaxed South West lifestyle, making this an opportunity to secure a well positioned property with potential beyond personal use.

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.

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.

## 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 |
















**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

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.