



12/4 Lecaille Court, Dunsborough

Coastal Luxury & Holiday Flexibility - Steps from the Shores of Geographe Bay

Perfectly positioned just seconds from the pristine coastline, this spacious coastal retreat presents an exceptional opportunity to secure a premium property within Waterfront Dunsborough, one of Dunsborough's most sought-after beachfront settings. Benefiting from desirable Tourism/Short Stay zoning, the property offers outstanding flexibility for holiday letting, private coastal escapes, or a combination of lifestyle enjoyment and income potential in an unrivalled seaside location.

Designed for effortless holiday living, the residence comfortably caters to two families holidaying together, large groups, or couples seeking space, privacy and relaxed comfort. The thoughtful two storey layout balances generous communal areas with well separated accommodation, allowing everyone to unwind at their own pace.

The ground floor forms the heart of the home, where expansive open plan living brings people together. A large kitchen featuring an industrial sized oven anchors the space, flowing seamlessly through the dining and lounge areas. Glass doors open onto a substantial

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FOR SALE

Offers From \$1,995,000

VIEW

By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

grassed backyard - perfect for backyard cricket, long summer lunches, or relaxing outdoors while dinner sizzles on the BBQ. A full laundry, separate powder room, and an impressive king master suite with private ensuite complete this level.

Upstairs, three additional bedrooms provide superb guest accommodation, including a second king bedroom, a queen bedroom and a double bunk room - each enjoying its own ensuite for ultimate comfort and privacy. A secondary TV retreat creates the ideal zone for children or teenagers, while the upper landing extends onto a generous deck complete with outdoor seating, shade sail and sun lounges - a tranquil space to unwind after days spent at the beach or exploring the renowned South West wine region.

Comfortably accommodating up to ten guests and parking for 4 cars plus dinghy, the home includes reverse cycle air conditioning on both levels and ceiling fans in all bedrooms, ensuring year round enjoyment.

Located within Waterfront Resort Dunsborough, directly overlooking the turquoise waters of Geographe Bay, this architecturally designed holiday home represents a premium alternative to traditional accommodation. Privately owned and managed by the onsite management, it offers both an enviable coastal lifestyle and outstanding holiday letting appeal in one of Western Australia's most loved seaside destinations.

Whether enjoyed as a private escape, an income producing holiday home, or a combination of both, this is coastal living designed to be shared, savoured and returned to time and time again.

- *Zoend Tourism - Residency Restrictions Apply**

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	1A5CHND
Property Type	House
Land Area	523 m2
Including	Toilets (4)

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