



9 Connell Court, Peppermint Grove Beach




## Coastal Living Across Three Levels - Space, Style & Ocean Views!

Designed to embrace relaxed coastal living, this impressive owner-built residence delivers generous proportions, quality craftsmanship, and stunning ocean outlooks just moments from the pristine shores of Geographe Bay.

Set on a substantial 900m<sup>2</sup> allotment, the home unfolds across three spacious levels, offering flexible living, exceptional garaging, and multiple entertaining zones perfectly suited to modern family life.

The heart of the home is the beautifully appointed kitchen, featuring timber benchtops, soft-closing cabinetry, a walk-in pantry with statement barn doors, and a 900mm Smeg freestanding oven with gas cooktop. A large porcelain double sink and feature tiled splash back enhance both style and practicality, while timber servery windows open directly to the alfresco-creating seamless indoor-outdoor entertaining.

Accommodation includes three generous size bedrooms, with additional versatile room/bedroom upstairs opening onto a private

4  1  2 

### FOR SALE

Offers Above \$1,875,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

terrace with ocean views. Ideal as a fourth bedroom, guest suite or peaceful retreat. Highlighted by a spacious master suite complete with feature timber doors opening to the alfresco, a large walk-in robe plus additional double robe, and a walk-through bathroom showcasing a clawfoot bath, hobless shower, and brass tapware vanity. Minor bedrooms include generous double built-in robes, with the front bedroom enjoying terrace access and ocean views.

The upper level provides a versatile games room or retreat flowing onto a newly tiled terrace-the perfect vantage point to take in sweeping ocean views and entertain in style.

#### Property Features:

- Three-level home with multiple living zones
- Ocean views and walkable beach access
- Designer kitchen with walk-in pantry & barn doors
- 900mm electric Smeg oven with gas cooktop
- Timber servery windows to alfresco entertaining
- 3 bedrooms, 2 toilets, powder room on middle level
- Spacious master suite with alfresco access
- LED lighting, ceiling fans & reverse-cycle air conditioning
- Solid timber doors and windows throughout
- Concrete suspended slab construction
- phase power connected
- Electric instantaneous hot water & bottled gas cooking
- Extensive storage including double linen cupboards & under-stair space
- Built to a high standard using local tradesman

#### Exceptional Garaging & Workshop Space

- Approx. 8m x 5.6m fully lined garage (conversion potential)
- Approx. 10m x 5.5m workshop garage with hoist & high clearance door
- Insulated and fully lined spaces ideal for trades, hobbies or storage

#### Outdoor Highlights:

- Recently landscaped and fully established gardens
- Rear and side access
- Feature paving and covered driveway
- Cliplock Ultra Colorbond roofing & rendered double brick construction
- All copper plumbing piping throughout (no pvc piping at all), copper and brass taps
- Owner-built in 2018 with quality finishes

Perfectly positioned just minutes from Capel township and approximately 12 minutes to Busselton CBD, while only a short stroll to the white sands and calm waters of Geographe Bay via your own local path/beach access.

Embrace coastal living with dolphins swimming and whales. Morning beach walks and sunset strolls, fishing from shore & paddleboarding. A relaxed, holiday-style living year-round.

A rare opportunity to secure a substantial coastal home offering lifestyle, flexibility, and craftsmanship in one impressive package.

## MORE DETAILS

Property ID 19U5HND  
Property Type House  
House Size 232 m2  
Land Area 900 m2  
Including Toilets (2)

**Karen Kemp 0417 178 098**

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**TOTAL: 233 m2**

1st floor: 11 m2, 2nd floor: 189 m2, 3rd floor: 33 m2  
 EXCLUDED AREAS: GARAGE: 97 m2, COVERED DECK: 72 m2, BALCONY: 21 m2,  
 WALLS: 23 m2

Prepared For The Exclusive Use Of Lj Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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