



9 Connell Court, Peppermint Grove Beach

Ocean Views, Three Levels & A Coastal Lifestyle You'll Love

Wake to the sound of the ocean, stroll down your beach path for a morning swim, and end the day watching the sunset from your terrace as dolphins and whales pass through Geographe Bay. This substantial coastal home offers space, privacy, and sweeping ocean outlooks across three generous levels just moments from the shoreline.

At the heart of the home, a beautifully appointed kitchen with timber benchtops, walk-in pantry, statement barn doors, and a 900mm Smeg freestanding oven connects seamlessly to the alfresco through timber servery windows - creating effortless indoor—outdoor living and an inviting space for entertaining.

Multiple living zones and wide terraces create flexibility for modern family living. Accommodation includes three oversized bedrooms, while the entire upper level offers a generous retreat opening onto a expansive tiled terrace with sweeping views of ocean and tuart forest. This impressive space can function beautifully as a fourth bedroom, guest suite, games room, or peaceful second living area.

The spacious master suite opens directly to the alfresco and features

4 1 2

FOR SALE

Offers Above \$1,875,000

VIEW

By Appointment

AGENTS

Karen Kemp

0417 178 098

karen.kemp@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.

LJ Hooker

a walk-through bathroom complete with clawfoot bath, hobless shower, brass tapware vanity, and generous robe space.

Built in 2018 to a high standard using quality materials and trusted local trades, the home showcases suspended concrete slab construction, solid timber doors and windows, copper plumbing throughout, and extensive garaging rarely seen in residential homes.

Key Features

- Ocean views with easy walkable beach access
- Three expansive levels with multiple living areas
- Designer kitchen with servery to alfresco
- 3 bedrooms plus large upper retreat / potential 4th bedroom
- Master suite with alfresco access and luxury bathroom
- Reverse-cycle air conditioning, LED lighting, ceiling fans
- Double brick, Cliplock roofing, concrete suspended slab
- Exceptional storage throughout

Garaging & Workshop

- Approx. 8m x 5.6m fully lined garage (conversion potential)
- Approx. 10m x 5.5m workshop with hoist and high clearance door
- Ideal for boat, caravan, trades or hobbies

Just minutes to Capel and approximately 15 minutes to Busselton CBD, while only a short stroll to the white sands of Geographe Bay.

A rare chance to secure a substantial coastal home in a tightly held cul-de-sac, loved for its beachside setting, privacy, and relaxed way of life.

Contact Karen Kemp today! - 0417 178 098

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 seller's 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	19U5HND
Property Type	House
House Size	232 m ²
Land Area	900 m ²
Including	Toilets (2)

Karen Kemp 0417 178 098

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au





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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