



216 Forrest Beach Road, Wonnerup

## Lifestyle Living at Its Best (land and sea)

Stunning Renovated Family Home on 5.5 Acres Near Forrest Beach - Lifestyle Living at Its Best.

Set on an expansive approx 5.5-acre property just minutes from Forrest Beach, this beautifully updated home offers the perfect blend of modern comfort, space, and relaxed coastal lifestyle living.

Step inside to discover a spacious open-plan layout, where the central living area flows effortlessly to two outdoor alfresco zones (north & south facing) - ideal for entertaining or unwinding while enjoying the peaceful surroundings.

### KITCHEN

The well-appointed kitchen is a standout, featuring stone benchtops, a new Bosch dishwasher, gas cooktop (bottled gas), double oven with convection wall unit, commercial-grade extractor, and ample storage with extensive drawers and cupboards. Newly tiled splash back and above benchtops

4 3 2

### FOR SALE

Offers From \$2,850,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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A plumbed fridge recess and generous bench space completes this highly functional space.

#### BED N BATH

3 bed n 2 bathrooms under main roof

The home includes three spacious bedrooms,  
A private master retreat offering a walk-in robe,  
ensuite,

reverse cycle air conditioning,

ceiling fan,

and direct outdoor access with expansive views across wetlands.

The two additional bedrooms each feature walk-in robes and their own doors leading outside perfect for flexibility and privacy.

#### ADDITIONAL FEATURES

Newly tiled living areas and brand-new carpets throughout

Quality fresh contemporary window treatments

LED lighting across the home

Dedicated office space in the hallway

New split air conditioners to all bedroom and cassette to central living room

Private theatre room with overhead projector and drop screen.

#### OUTDOOR LIVING

Plunge pool with heat pump approx. 4x3m built into raised deck area for expansive views.

Expansive rear patio with outdoor kitchen plus built in BBQ with sink and dishwasher.

Heat lamp

New drop blinds provide all year round entertaining with expansive views.

Front patio with ceiling fans and new drop blinds has modern wood decking all new.

#### STUDIO

1x1 studio with kitchenette

Air conditioner

Ensuite

Potential for Air BNB or added family blended living.

#### SHEDS ETC

Fully powered workshop plus multiple sheds and storage options

Large shed with sea containers, pottery studio, and potbelly stove

New Caravan/motorhome lean-to with 15-amp power

Separate external bathroom with shower, toilet and sink

#### Sustainable & Practical Upgrades:

6.5kW solar system

160,000L rainwater tank + bore water with filtration system

Fully reticulated easy care established gardens and lawns on timer control station.

New fencing, gates, and gravel driveway

Electric remote-controlled front entry gate provides privacy and a statement upon entry.

Land Rates - \$2,386.00 approx pa

Positioned close to the beautiful beaches and relaxed coastal lifestyle of Forrest Beach, this property offers the best of both worlds - peaceful rural living with the coast just moments away and a short drive to the Busselton CBD.

A rare opportunity to secure a feature-packed acreage lifestyle property - inspect today.

Contact Karen Kemp —0417 178 098.

## MORE DETAILS

Property ID 1A8NHND  
Property Type House  
House Size 247 m2  
Land Area 2.2 hectare

**Karen Kemp 0417 178 098**

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

