



LJ Hooker



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26 Ballarat Road, Wonnerup

## Coastal Acreage Retreat with Ocean Views, Separate Living Wing & Massive Workshop!




Set on just under five acres with sweeping north-facing ocean views and direct beach access, this exceptional lifestyle property delivers space, versatility and quality in every detail. Designed with split-level living wings, soaring ceilings and premium finishes, it's ideal for families, home business, multigenerational living or those seeking the ultimate coastal escape...

Enjoy expansive open-plan living, a luxury master suite, self-contained guest wing and outstanding outdoor infrastructure - all moments from the white sands of Wonnerup Beach.

### Main Living & Kitchen

The heart of the home features high ceilings, marri flooring and seamless open-plan design:

- Laminate benchtops with extensive cupboards and drawers
- Built-in double door pantry & microwave recess
- Gas cooktop with stainless steel rangehood
- Electric wall oven and grill
- Dual sinks & Miele dishwasher
- 2 separate wide fridge recesses

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### FOR SALE

Please Call

### 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.

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- Tiled splashback
- Utility cupboard

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#### Master Suite

A private retreat with vaulted ceilings and luxury finishes:

- His and hers walk-in robes
- Reverse cycle air-conditioning
- Double block-out blinds with sheers
- Walk-in ensuite with dual vanities
- Heat lamps
- Separate toilet
- Linen cupboard

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#### Bedrooms, Theatre & Office

- Two oversized minor bedrooms with built-in wide double robes
- Block-out blinds with roller screens
- Some tinted windows
- Theatre room with vaulted ceiling, ceiling fan, feature carpet insert and full block-out blinds
- Office/study or optional 4th bedroom

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#### Bathrooms & Laundry

- Minor bathroom with bathtub & separate shower plus heat lamp
- Separate toilet
- Linen cupboards throughout (7-door hallway storage)
- Spacious laundry with extensive bench space & cabinetry
- Large porcelain laundry sink plus broom/cloak cupboard

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#### Self-Contained Split-Level Wing —Ideal Guest Retreat or Home Business

Downstairs:

- Bedroom with polished concrete floors
- Kitchenette with sink & power
- Ensuite with toilet
- Ocean views from both levels

Upstairs:

- Huge open-plan office/living/lounge space
- Walk-in storage cupboards
- Wandoo hardwood flooring
- Double blinds

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#### Additional Features

- 6.6kW solar system (approx. 3 years old)
- Reverse cycle air-conditioning in central living
- LED downlights throughout
- Marri flooring to high traffic areas
- Jarrah staircase with hardwood floors
- Carpeted bedrooms & theatre
- Security screen front double doors with louvres
- Step-in wine cellar under stairs with garage access

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#### Garaging & Workshop

- Extra-height split-level double garage with electric roller doors (ideal for large vehicles or pop-top vans)
- " Massive 21m x 9m powered Colorbond workshop
- " High ceilings with multiple roller doors (up to 3.5m clearance — perfect for boats or caravans)
- Concrete floor & personal access doors

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#### Outdoors & Infrastructure

- Four water tanks (approx. 23,000L each)
- Licensed bore into the Leederville
- Reticulated lawns & established gardens
- Native, easy-care landscaping
- Decked Marbu timber verandah with full ocean views

- Aggregated outdoor entertaining zone between wings
- Outdoor shower on decked platform
- Fully fenced just shy of approx. 5 acres
- Full bitumen driveways

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#### Prime Coastal Location

- Walk across floodgate walkway directly to Wonnerup Beach
- White sandy shoreline with nearby public amenities
- Established peppermint trees providing shade and coastal charm

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This is a rare opportunity to secure a premium coastal acreage property offering luxury living, guest accommodation, serious workshop space and breathtaking ocean views - all in one exceptional package.

Contact Karen Kemp -Exclusive Sales Agent -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	19KFHND
Property Type	House
Land Area	1.93 hectare

**Karen Kemp 0417 178 098**

Sales Consultant - Busselton | [karen.kemp@ljhsouthwest.com.au](mailto:karen.kemp@ljhsouthwest.com.au)

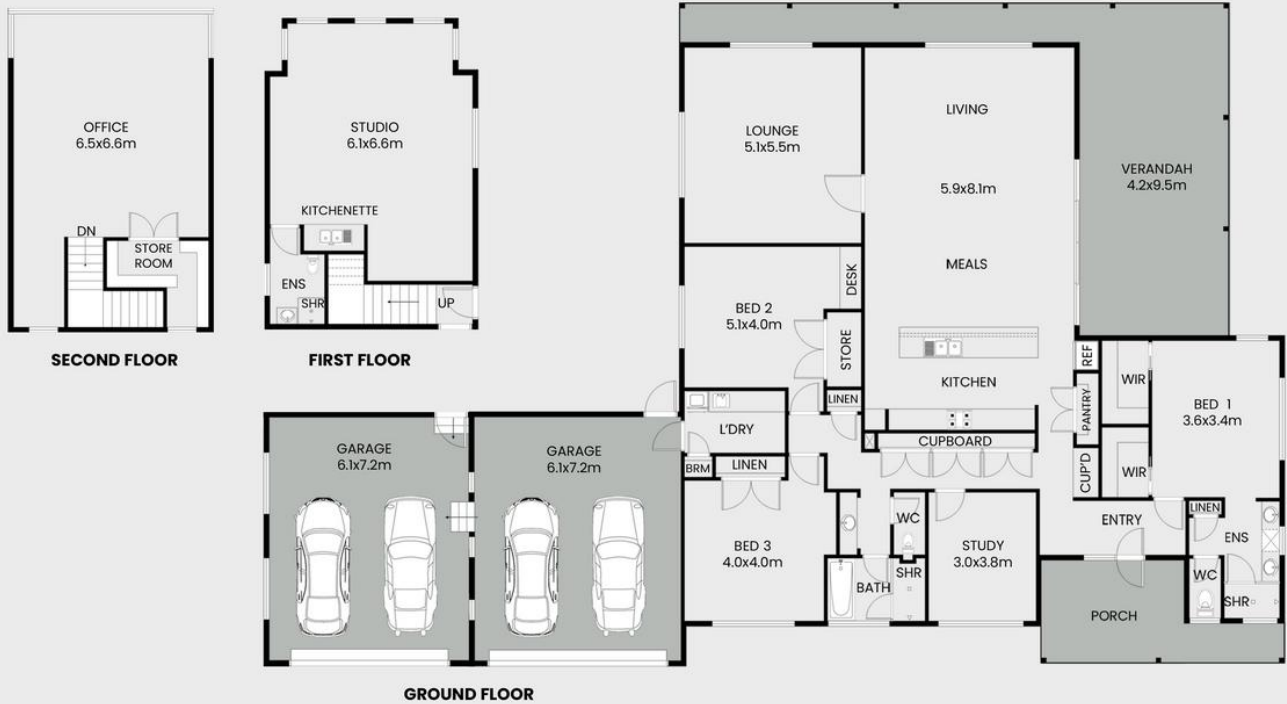
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## 26 Ballarat Road, Wonnerup WA 6280



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