



## Wonnerup, 67 Floodgate Road

### Luxury Coastal Living - The Ultimate Entertainer's Paradise

Welcome to 67 Floodgate Road, Wonnerup - the ultimate entertainer's dream and a luxury sanctuary like no other.

Imagine relaxing on your gigantic second-story deck, where wraparound balconies offer panoramic views over the fully self-contained pool villa, heated swimming pool, tennis court, and a huge gazebo with a spa. Perfect for entertaining, your guests can enjoy these magnificent outdoor spaces, leading to the pristine waters of Geographe Bay.

Situated on 4 acres, this luxury residence offers the perfect sanctuary for the successful entrepreneur or professional family. This home features five (5) spacious bedrooms and three (3) bathrooms, with an abundance of room for everyone.

For those who need space for work or storage, you'll love the 16m x 12m powered

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**For Sale**  
\$3,750,000

**View**  
By Appointment

**Contact**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

workshop with four super high roller doors and drive-through access.

For wine enthusiasts, enjoy a dedicated wine cellar, ready for your collection.

Stay comfortable year-round with reverse cycle split system air conditioning throughout the home. This home is not only luxurious but also energy-efficient, with a 6.5kW solar system.

With water supplied from your own artesian bore, you'll enjoy the convenience and sustainability of this home. Fully reticulated lawns and gardens add to the beauty of this stunning estate.

And with two (2) outdoor showers, you can easily rinse off after a swim in the pool or a game of tennis.

With 14 undercover car parking spaces, including a large 12m x 8m carport and garage, there's room for all your vehicles and toys.

A fully self-contained granny flat overlooks the infinity pool, offering privacy and convenience for guests or extended family. Plus, a self-contained demountable at the rear of the property is currently leased, providing the potential for passive income.

This is a unique opportunity to own a luxurious, private residence that not only offers an extraordinary lifestyle but also incredible potential for income generation.

67 Floodgate Road, Wonnerup - where luxury meets opportunity!

#### FEATURES:

- \* Ultimate Entertainer's Dream - Experience luxury living with a massive second-story deck and wraparound balconies, perfect for entertaining while enjoying breathtaking views.
- \* Stunning Outdoor Features - Overlook the fully self-contained pool villa, heated swimming pool, tennis court, large gazebo with a spa, and magnificent grounds that lead directly to the pristine waters of Geographe Bay.
- \* Prime Location - Situated just 10 km from Busselton and 15 km from the Busselton/Margaret River Airport, offering easy access to all the Southwest's attractions.
- \* Expansive Property - Set on 4 acres of land, offering the perfect sanctuary for the successful entrepreneur or professional family.
- \* Luxurious Living - Five (5) spacious bedrooms and three (3) bathrooms, designed for comfort and luxury.
- \* Impressive Workshop & Garage - 16m x 12m powered workshop/garage with concrete floor, 4 high roller doors, and drive-through access.
- \* Wine Cellar - Perfect for wine enthusiasts and collectors.
- \* Energy Efficiency - Equipped with a 6.5kW solar system and soon to be off the grid with solar and battery storage, ensuring sustainable living.
- \* Beautifully Maintained Grounds - Fully reticulated lawns and gardens, adding to the beauty of the estate.
- \* Air-Conditioned Comfort - Reverse cycle split system air conditioning throughout the home.
- \* Exclusive Water Supply - Artesian bore water supply for all your needs.
- \* Outdoor Convenience - Two (2) outdoor showers to enjoy after a swim in the pool or a game of tennis.



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- \* Extensive Car Parking - 14 undercover car parking spaces, including a large 12m x 8m carport and garage.
- \* Fully Self-Contained Granny Flat - Overlooking the infinity pool, offering privacy and convenience for guests or extended family.
- \* Potential Passive Income - Self-contained demountable at the rear of the property, currently leased, providing a great opportunity for rental income.
- \* A Unique Opportunity - This luxurious, private residence is the ultimate in Southwest living, offering both the lifestyle and the potential for income generation.

Contact us today to arrange your private viewing of this spectacular property.

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 About this Property

Property ID	16ZUHND
Property Type	House
Land Area	1.63 hectare
Including	Air Conditioning Pool Spa Tennis Court Balcony Deck Secure Parking Solar Panels

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