



41 Blackbutt Close, Yallingup Siding

A Life Among the Treetops

Hidden away amongst the trees in the quiet surrounds of Yallingup Siding, this beautifully custom designed residence offers a rare kind of lifestyle, where nature sets the scene and the everyday feels a little more extraordinary.

Beyond the gated entrance, a sealed driveway leads through the leafy surrounds, gradually revealing glimpses of the treetops and the beautiful sense of seclusion that awaits. Established gardens, winding pathways, a natural creekline running through the property and the gentle soundtrack of birdsong create a picturesque setting that feels wonderfully removed from the outside world.

Custom designed and built by Bluewater Building, the home feels warm, inviting and wonderfully connected to its surroundings. Soaring ceilings draw the eye upward, natural light filters through the interiors, and timber flooring brings a timeless warmth to the living spaces. A built in fireplace offers a cosy focal point for cooler evenings, complemented by overhead fans, reverse cycle air conditioning and solar panels.

At the centre of it all, the substantial kitchen has been designed with room to cook, gather and entertain. An expansive island bench, abundant cabinetry, quality Miele appliances and an oversized fridge

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FOR SALE

Offers From \$3,600,000

VIEW

By Appointment

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recess provide a beautiful setting for everything from everyday cooking to preparing a feast with friends and family. The surrounding living and dining areas invite you to slow down and enjoy the simple pleasures of home.

Outside, the covered alfresco is a beautiful extension of the home, seemingly suspended amongst the treetops. It is a place to watch the birds flit between branches, listen to the breeze move through the canopy and take in the ever changing colours of the surrounding landscape. An outdoor pizza oven adds another dimension to the setting, while the fire pit creates a natural gathering place as the last light fades and the stars emerge overhead.

The accommodation has been thoughtfully arranged across four bedrooms and three bathrooms. The master suite enjoys a beautiful outlook to the treetops, with built in robes, an overhead fan and an ensuite featuring a deep soaking bath positioned to take in the surrounding greenery. Two additional bedrooms feature built in robes and overhead fans, serviced by a well appointed guest bathroom, while separate guest accommodation offers its own bedroom and ensuite, ideal for visiting family and friends who appreciate a little extra privacy.

Beyond the home, the grounds are every bit as captivating. Established gardens and meandering pathways invite exploration, with the creekline and dam adding to the natural beauty of the setting. More than just a picturesque feature, the dam supplies water for reticulating the entire garden, while a substantial 150,000 litre rainwater tank adds to the property's water storage capacity.

For those who enjoy growing their own produce, raised reticulated garden beds and a netted orchard offer a wonderful opportunity to cultivate fresh fruit and vegetables at home. A substantial 7m x 12m powered workshop provides exceptional space for projects, hobbies or equipment, while the secure double garage offers sheltered parking and the added delight of a built in wine cellar, a fitting inclusion in one of Australia's most celebrated wine regions.

Yallingup Siding is prized for its peaceful, semi rural character, with the region's celebrated wineries, breweries and beautiful natural attractions all within easy reach. Spend a day discovering cellar doors and local craft breweries, explore the surrounding countryside, then return to the serenity of your own private haven amongst the trees.

For those drawn to a home with soul, a setting that inspires and a lifestyle that feels a world away from the ordinary, this is a truly special place to call home.

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 DETAILS

Property ID	1BQ7HND
Property Type	House
Land Area	2.2988 hectare
Including	Study
	Toilets (3)
	Fire Place
	Balcony
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage
	Water Tank
	Liveability

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