






5 Glover Road, Yallingup Siding

## Acreage, Privacy and a True Sense of Escape

Set across an expansive 9.8 acres, this serene rural retreat offers the rare combination of space, privacy and character & all just a short drive from Dunsborough. Tucked away at the end of a sweeping, tree lined driveway, opening to an expanse of parkland, the property immediately feels calm, open and completely removed, yet town convenience is only minutes away.

At the heart of the land sits a beautifully renovated three-bedroom, one-bathroom character home, rich in warmth and natural materials. Panelled walls, stunning jarrah floors throughout and exposed timber beams soar beneath impressive 32 course ceilings, while every room enjoys leafy outlooks across the surrounding landscape. Multiple outdoor entertaining areas invite you to slow down, follow the sun and take in the views.

The dining room forms the central hub of the home, with soaring ceilings, split system air conditioning, ceiling fan and striking timber architraves crafted from recycled woods, including timber from the Busselton Jetty. Adjoining this space is a generous, light filled kitchen with long marri benchtops, extensive sheoak cabinetry, walk in pantry and quality appliances, large lead light windows - designed for both

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FOR SALE  
From \$2,995,000

**VIEW**  
By Appointment

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 **LJ Hooker**

everyday living and entertaining.

The living room is warm and welcoming, featuring skillion ceiling with exposed timber beams, a large slow combustion fire, split system air conditioning and direct access to the decked outdoor entertaining area. Bedrooms one and two enjoy tranquil tree lined views across the front garden, both with good quality ceiling fans. The third bedroom is located on the verandah, currently used as an office, with external access.

The bathroom continues the home's character charm with a marri benchtop, freestanding claw foot bath and large shower, with exposed timber ceiling beams and mini orb walls.

A huge laundry with ample storage space provides excellent functionality, complete with leadlight feature windows, exposed timber ceiling beams, double laundry basin and extensive cabinetry.

Separate from the home is a fully insulated 42sqm studio, currently set up as a guest retreat. With high pitched cathedral ceilings, jarrah floors, beautiful timber-framed windows, french doors that open up to lush green lawns and huge maple tree. A split system air conditioning completes this room.

Adjoining the studio is a huge partitioned workshop area, complete with an abundance of built in shelving. From there, you walk into yet another partition which houses a double garage, offering further flexibility.

Outdoors is where this property truly shines. Three separate entertaining areas ensure there's always a perfect place to dine with a view, sweeping timber decked verandahs complete with cafe blinds, while the enclosed hot and cold outdoor shower beneath a mature olive tree is a standout feature - private, peaceful and completely immersed in nature.

The land itself is diverse and incredibly well established, with four fully fenced paddocks, a year round dam, with a large variety of fruit trees, thriving native plantings and abundant birdlife. The home is serviced by a 150,000 litre rainwater tank, with full reticulation across the property supported by multiple tanks, a bore and dam/soak system. A fully fenced and lockable work yard of approximately 440sqm includes power, water and ample space for vehicles or machinery.

Additional features include 36 solar panels, solar hot water with electric booster, chicken coop, raised vegetable gardens and herb beds conveniently located near the kitchen window.

Perfectly positioned in Yallingup Siding, this property offers a truly rural feel while remaining incredibly connected. Dunsborough town centre is less than 10 minutes away, with local favourites such as Happs Winery, Mongrel Creek Winery and Goanna Café within walking distance or an easy cycle. The pristine waters of Geographe Bay are just 9km\* away, with Yallingup Beach only a 12-minute drive\*.

This is a special opportunity for those seeking land, space and a genuine country lifestyle - without giving up the convenience of town and coast.

- Approximations only.

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 19NUHND  
Property Type House  
House Size 134 m2  
Land Area 4 hectare  
Including Study  
Air Conditioning  
Toilets (1)  
Outdoor Entertaining  
Floorboards  
Workshop  
Solar Panels  
Liveability

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