



88 Woodbridge Vale, Yallingup Siding

## Private Lifestyle Retreat with Space to Grow

Set across 2.06 hectares of gently undulating, cleared land, this beautifully crafted four-bedroom, two-bathroom residence has been thoughtfully designed to embrace its north-facing orientation, capturing sweeping views across Burwood Ridge.

Filled with natural light, the home offers multiple living zones and seamless indoor-outdoor integration, delivering an exceptional lifestyle for families or those seeking a peaceful rural retreat. The combination of space, quality finishes and picturesque surroundings creates a warm and inviting environment, perfectly suited to both relaxed living and entertaining.

### Property Features:

- Refurbished four-bedroom, two-bathroom brick and Colorbond residence.
- Expansive open plan kitchen, dining and living area with high ceilings and stackable glass doors opening onto a full-length entertaining deck with panel-lined ceilings.
- Beautifully appointed kitchen featuring marble stone benchtops, quality cabinetry and premium appliances.
- Separate sitting room with striking stone feature wall, gas fireplace

4 2 4

### FOR SALE

Please Call

### AGENTS

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- & dedicated theatre room.
- King-sized master suite with outdoor access, large ensuite with glass shower, double vanity, spa bath and separate toilet, plus a walk-in dressing room with built-in cabinetry.
- Bedrooms two, three and four are all generously sized with built-in robes.
- Second bathroom includes bath, shower and separate toilet.
- Separate study, ideal for working from home or growing families.
- Plantation shutters throughout, tiled flooring to main living areas and ducted air conditioning.
- Ample parking including double garage, double carport, plus additional space for boats and caravans.
- Above-ground saltwater swimming pool with glass balustrade and covered deck area.
- Additional features include quality fencing, 205,000L rainwater tank and solar electric system.
- Chook pen, feature dam with jetty, and a substantial 16m x 10m powered shed/workshop.
- Beautifully landscaped gardens and manicured lawns.

A property of this scale and setting presents an enviable lifestyle opportunity, combining modern comfort with natural beauty - ready to enjoy immediately, with further scope to personalise and enhance over time.

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	1A7JHND
Property Type	House
House Size	222 m <sup>2</sup>
Land Area	2.06 hectare

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