

93 Sainsbury Loop, Yallingup




## Private Rural Luxury with Coastal Soul

Tucked away in the heart of Yallingup, just minutes from the pristine shores of Injidup Beach, this Master Builders award winning residence by Adrian Zorzi delivers a rare fusion of refined living and contemporary rural sophistication.

Set privately back from the road on an elevated 8,973sqm parcel, the home captures sweeping valley views to the East and North, creating a serene backdrop that shifts beautifully with the seasons. Prioritizing solar passive design, the residence ensures effortless, year round comfort; a sanctuary where, on still westerly nights, you can hear the rhythmic sound of waves lapping the shoreline.

The split level design showcases polished concrete flooring and a cozy slow combustion fireplace for winter. At the heart of the home, a stunning kitchen features one of a kind handmade tiles - an artistic focal point that anchors the open plan living and dining zone. This is a space intentionally designed for connection, where family gatherings feel both intimate and effortless.

The luxurious master suite is a true retreat, complete with an expansive walk in robe and an indulgent ensuite boasting a deep

4  2  6 

**FOR SALE**  
From \$2,995,000

**VIEW**  
Sat 25th Apr @ 12:15PM - 1:00PM

**AGENTS**  
Garry Morris  
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**AGENCY**  
LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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soaking bath. Three additional queen sized guest bedrooms are thoughtfully positioned, serviced by a spacious main bathroom and well appointed laundry.

Outdoors, a north facing entertaining area framed by quality timber invites year round enjoyment, while a separate fire pit zone sets the scene for evenings under the stars. The property embraces a self sufficient lifestyle, equipped with a solar array and battery storage system, rainwater tanks, veggie gardens and chook pens. Wellness is also front of mind, with a built in sauna and ice bath for the ultimate at home retreat experience.

An oversized garage provides ample space for vehicles, storage or lifestyle equipment, adding further practicality to the property's thoughtful design.

Beyond the gardens, private access via a firebreak leads you through to the rugged beauty of Mitchell Rocks and Wyadup, while the iconic Injidup Natural Spa is within easy walking distance.

This is an exceptional opportunity to secure a beautifully considered slice of the South West - offering privacy, prestige and a unique connection to the coast.

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	1A8QHND
Property Type	House
House Size	374 m2
Land Area	8973 m2
Including	Ensuite Toilets (2) Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Solar Panels Water Tank Liveability

### Garry Morris 0417 964 823

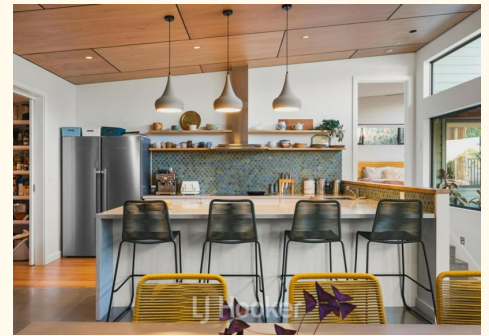
Licensed Sales Agent - Dunsborough |  
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