

2/22 Valley Road, Yallingup

Award Winning Architecture in Beachside Yallingup

Beautifully considered spaces, intelligent design and an enviable position in one of the South West's most sought after locations.

Recipient of Best Small Lot Design at the 2019 BDAWA Design Awards, with a further Commendation for Best Residential Alteration, the home has been thoughtfully reimagined to create a sophisticated two bedroom, two bathroom residence.

Every aspect of the design makes intelligent use of space, with soaring raked ceilings, high level windows and carefully positioned openings bringing natural light, ventilation and a wonderful sense of volume throughout the home.

The original dwelling was comprehensively remodelled, extending the living and dining spaces and creating a home that feels generous, open and beautifully proportioned.

The kitchen sits at the heart of the home, opening towards the rear courtyard and its sheltered outdoor space, while two distinct covered alfresco areas provide places to enjoy Yallingup in every season. The main bedroom has its own secluded outdoor alcove, adding an

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FOR SALE
From \$2,222,222

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

unexpected sense of privacy and providing a quiet place to retreat at the end of the day.

Architectural details continue beyond the main living spaces. The western facade is clad in teak, designed to weather beautifully with age, while clever detailing conceals the roof infrastructure and solar panels. A semi detached cellar and music room adds an intriguing and highly individual element to the design, with the flexibility to be used as an additional bedroom if desired, separated from the main residence by a unique outdoor laundry.

With two bathrooms and secure garaging for two vehicles, the practical elements are every bit as well resolved as the aesthetic ones.

Then there is the location.

Yallingup needs little introduction. Renowned for its surf breaks, beaches and unmistakable village atmosphere, this is a place where mornings can begin with a walk along the sand and the salt air in your hair, before returning home for coffee and breakfast. Just footsteps from the beach, the Cape to Cape Track and three local bush walking trails, the natural beauty of Yallingup is quite literally on the doorstep.

Caves House Hotel and the much loved Yallingup Gugelhupf Bakery are also just minutes away, while the vineyards, cellar doors, restaurants, breweries and produce of the Margaret River Wine Region are all within easy reach.

It is a rare combination: a home with genuine architectural pedigree, a beautifully resolved interior and an address that places you in one of Western Australia's most sought after destinations.

Award winning. Architecturally distinctive. Beautifully individual.

A rare opportunity to own a piece of beachside Yallingup, where thoughtful architecture, exceptional design and an extraordinary location come together.

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	1BCTHND
Property Type	House
House Size	147 m2
Land Area	289 m2
Including	Study
	Air Conditioning
	Toilets (2)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Liveability

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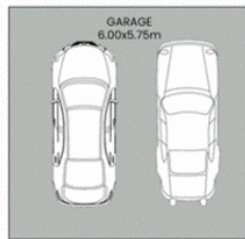
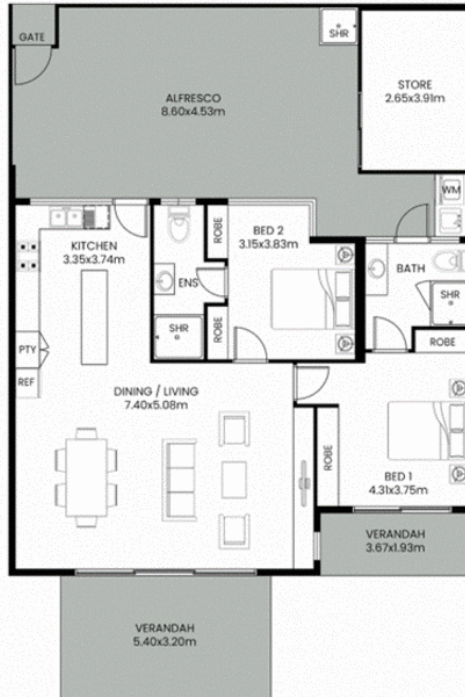
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

