

# 12 Augusta Parade, Dunsborough, WA 6281



## Sold House

Friday, 23 February 2024

12 Augusta Parade, Dunsborough, WA 6281

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 598 m<sup>2</sup>

Type: House



Julie Fairclough  
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## Contact agent

Offers – All offers presented by 5pm 16 March 2024 (unless sold prior) This standout family home features 4 bedrooms x 2 bathrooms on an elevated 598m<sup>2</sup> block. Featuring 2 separate living areas & additional office, this gorgeous home has an abundance of indoor & outdoor space, perfect for entertaining family & friends in a luxurious resort style setting. Internal Features • Sensational white galley style kitchen with expansive island bench with Ceasar Stone benchtops, glass splashback, Blanco appliances and walk in pantry • Double fridge freezer space with plumbing, 900mm electric oven, induction cooktop, dishwasher and abundant drawers & cupboard space • Generous open plan living space with high ceilings overlooking the inviting outdoor entertaining with swimming pool • Glass stacking doors opening onto the alfresco • The Master suite is king size and includes walk in robe & ensuite with dual vanity • 3 minor bedrooms, all generous in size each with built in robes • Generous 2nd living space, suitable as a home theatre room • Home office / study space, large enough to be utilised as a children's activity room • Quality easy care floor tiles throughout • Fully ducted reverse cycle airconditioning throughout • LED lighting throughout • Solar Hot Water system (5kW Solar PV system) • Low maintenance and fully reticulated lawn & gardens • Extra high (2.25m) double lock up garage with additional parking via rear access roller door – perfect for boat or trailer • Efficient electric Heat Pump hot water system • Dale Alcock Built 2008 • Close to Dunsborough Playing Fields, Golf Course, Community Centre & only mins to Geographe Bay External Features: • Beautifully elevated street frontage with feature entrance and easy care landscaped gardens. • Exposed aggregate surrounding the home including the outdoor entertaining area • Outstanding outdoor entertaining space with built in kitchen including sink, plenty of benchspace, BBQ and oven • Below ground sparkling fiberglass heated salt water swimming pool • Outdoor hot/cold shower • Garden shed Living in the Margaret River region provides access to a variety of lifestyle experiences. Enjoy exploring the nearby beaches of Geographe Bay & Yallingup, renowned fishing & surfing locations with local wineries, art galleries, and gourmet food experiences all close by. Don't miss out on this opportunity to secure a sensational family home in Dunsborough, one of WA's most popular coastal lifestyle locations! Contact exclusive agent Julie Fairclough for a private viewing. Home open Saturday 24 February at 11am – 11.45am