

**12 Smith Street, Marybrook, WA 6280**



**House For Sale**

Wednesday, 12 June 2024

12 Smith Street, Marybrook, WA 6280

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1067 m2**

**Type: House**



Louis De Chiera  
0418909899

## Offers Closing 4pm, 25 June 2024

Offers Closing 4pm, Tuesday, 25 June 2024 (unless sold prior) Situated in a quiet cul de sac in a superb beachfront location between Busselton and Dunsborough, this unique property blends nostalgic old school holiday vibes with luxury comforts and modern appointments to create a holiday home like no other. Directly opposite the white sandy beaches of Geographe Bay, this is the ultimate position to enjoy the perfect beach life. Whether taking a morning swim, fishing, having the boat moored out the front or simply walking the pristine oceanfront with loved ones, this is an amazing property to create family memories. Combining 20th century design with newly appointed furnishings, this 6 bed, 3 bath home on a huge block has wonderful living areas and an abundance of accommodation, making it the perfect retreat with family and friends or for a quiet weekend as a couple. With a due north facing aspect across the tranquil waters of Geographe Bay, the home captures spectacular ocean views and features living, kitchen and bedrooms on both levels. With 3 separate dining areas, this house is the ultimate entertainer and is perfectly appointed for memorable meals with the kitchen boasting the latest Miele appliances. Downstairs features an open plan kitchen, dining and living space that flows onto the alfresco area. Accommodation downstairs includes 5 bedrooms and 2 bathrooms. The first queen room has an ensuite and a lovely outlook over the front garden. There are 3 additional queen bedrooms and a children's bunk room plus a third bathroom. The private king size master bedroom is located upstairs, with ensuite/spa. The upstairs zone also features a large open living area with adjoining kitchen and spacious timber deck balcony with sweeping ocean views perfect for your morning coffee or evening drinks. With R/C A/C in the upstairs living area and two fireplaces in the living rooms downstairs for the cooler months you will be comfortable all year round. Large grassed areas, a pool and cycle and walking tracks opposite makes this the ideal property for multiple generations to enjoy but with the luxury of space for everyone to enjoy together or separately. Close to Dunsborough, Busselton and all the wonderful attractions of the Margaret River Wine region, this stand out beachfront property offers a unique down south experience that will be loved by family and friends for generations. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628