

# 157 Woodbridge Vale, Yallingup Siding, WA 6282



## House For Sale

Friday, 24 May 2024

157 Woodbridge Vale, Yallingup Siding, WA 6282

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1 m2

Type: House



Dennis Amour  
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## OFFERS

I welcome you to 157 Woodbridge Vale, Yallingup Siding. A breathtaking 3-acre lifestyle property located in the prestigious Notable Downs Estate, where you're going to experience the best views of Geographe Bay. The property features several vantage points to capture great ocean views, they include views of the bay from the Master bedroom, Guest bedroom, Kitchen / Dining area, Rear entertainers Alfresco and several locations around the grounds. The house features a large family-friendly floor plan, with high ceilings, and multiple living areas, which will suit a vast array of purchasers.

**INTERNAL FEATURES INCLUDE.**

- Large master bedroom, featuring walk-in robe and stunning ocean views.
- All 3 minor rooms are generous in size.
- Huge front office
- Separate front lounge
- Gorgeous granite benchtop
- Great size Kitchen/ Living/ Dining for all those large family gatherings.
- Separate kid's activity area between the 3 minor bedrooms
- Ducted reverse cycle air conditioning.
- Extra wide double garage
- Solar hot water system & solar power

**EXTERNAL FEATURES INCLUDED.**

- Amazing 3-acre fully fenced and undulating block.
- Great size rear decked alfresco with views.
- 185,000-litre water tank.
- Bore for irrigation purposes with great quality water.
- Several fruit trees and an orchard.
- Large Veggie patch and Chook Pen.
- 9x9m shed, with front covered apron, high roller doors, internet connectivity, and 15amp plug for welding.

**LOCATION.** This property sits towards the top of the hill in every popular and sought-after "Notable Downs Estate." The house is located approximately 10 minutes from Dunsborough town centre, approximately 15 minutes to the Injidup iconic surf beaches, within 30 minutes to the City of Busselton, which now has several flights per week to Melbourne and Sydney. All these amazing locations and I haven't mentioned you're on the doorstep to the Margaret River wine region, which also features several award-winning Breweries and eateries. This property is the ultimate in a lifestyle retreat, with uninterrupted and amazing ocean views, where you're surrounded by pristine landscapes and native wildlife. Properties in this location, of this quality with these views rarely come to market, pictures don't do the view or landscape justice, the property must be seen with your own eyes to truly appreciate what it has to offer. Viewings of the property are by private inspection to qualified buyers, call Dennis Amour on 0400 207 529 the exclusive selling agent to discuss a suitable viewing time. \*Prior to purchasing the property First National Real Estate Busselton requires the buyer to conduct their own due diligence including verification of details the agent has advised to you. The information provided to the agent comes from the vendor (and other 3rd parties including Landgate and local government authorities) and we confirm as agent we have no independent knowledge of the correctness of the information.