

# 18 SAINSBURY Loop, Yallingup, WA 6282



## Sold House

Saturday, 16 September 2023

18 SAINSBURY Loop, Yallingup, WA 6282

Bedrooms: 4

Bathrooms: 3

Parkings: 8

Area: 1 m2

Type: House



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**\$1,800,000**

If you are seeking the coastal southwest lifestyle in this rarely offered location in Yallingup, beachside of Caves Road, then look no further than this magnificent home on offer. The seller is seeking offers over \$1.9 and says sell. Do the sums on replacement of a dwelling of this stature and save the build time and budget blowouts, move in today at a discount! Please call Carl Wilde from CJW Realty on 0411182709 and book your private viewing. Virtual Tour:

<https://youtu.be/nesbLsYLllo> Built in 2016 this modern, spacious coastal bush retreat is tucked away on a quiet and secluded 1.83 Hectare acre bush block, with no visible neighbours. With the calming sounds of the waves, bird life in the distance, this property provides the ultimate holiday getaway or relaxing forever home. The feeling of privacy and seclusion in your own bush setting, only minutes from the Injidup surf breaks and iconic Injidup Spa, which places this property as a rare find for a buyer seeking a large living space in the hub of the Margaret River Wine region. Perfect for a retirement into the down south lifestyle or a holiday home of sorts, the options are many. A short drive arrives you at many world class wineries and restaurants, along with other coastal beaches and breaks. The location does not get much better than this! Approaching the home through the top gate from the long driveway, you are greeted by a well landscaped native garden surrounding the elevated home, with reconstituted limestone terracing down to the spacious lawn area in front of the bush creating a natural flow from the house to the lawn to the bush. This block is one of the larger blocks in the estate, with two road frontage. The elegant main residence takes full advantage of the elevated view into the bush, opening from the living area with double sliders on to the north facing alfresco area which wraps two sides of the building, allowing a sheltered outdoor setting as well. A well set out internal floorplan with flowing space from the extra wide entry door, to the massive master suite, and out to the expansive open plan living. The secondary bedroom wing boasts an extra large bedroom 2 that could host a study as well, with its own bathroom and semi-ensuite powder room allowing secondary access from the passage. The bedrooms 3 and 4 are separated by a spacious activity room, also with their own bathroom and separate toilet. Much thought has gone into this floorplan where size has been maximized, with storage aplenty for comfortable living in all seasons, able to host a larger group or family. The builders WA Country Builders have incorporated many thoughtful features with no expense spared for comfort and practicality:

- Massive residence on 1.83 Hectares
- Energy efficient home with thicker walls, raised ceilings and Blackbutt flooring in the living areas.
- Double garage extra height with entry door to main house
- 4 king sized bedrooms, 3 bathrooms, powder room.
- Massive kitchen with island bench, ample storage all in Corian benchtop with waterfall edging.
- Expansive open plan living with Blackbutt flooring through out.
- Energy efficient appliances and LED lighting throughout.
- Built in wardrobes, walk in cupboards, shelving and abundant storage throughout.
- Laundry with extra storage.
- Rimless shower screen doors, vanity tops in Essa stone nickel with pencil round edges.
- All three toilets with Bidet Shower.
- Ducted Daikin reverse cycle air conditioning with zone control.
- Instant gas hot water on LPG.
- BAL Rated.
- Fireproof stainless steel mesh gutter guards.
- Two x 130,000L capacity rain water tanks to service the main building and reticulation.
- Landscaped and reticulated lawns and gardens, with citrus line at the top of the home.

This oasis of calm offers the perfect escape from the rush of everyday life; existing in comfort with nature away from the hustle and bustle. Please call Carl Wilde from CJW Realty on 0411182709 book your private viewing. Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.