

**18 West Coast Drive, Binningup, WA 6233**



**House For Sale**

Wednesday, 13 March 2024

**18 West Coast Drive, Binningup, WA 6233**

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 997 m2**

**Type: House**



Steve Germon  
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## Offers Over \$999,000

Showstopper of a home located in this stunning beach side town of Binningup. Home to the local Surf & Fishing Club (just a short stroll away), Country club for local bowls competitions, local store with all the supplies needed and of course, the stunning long sandy shores of Binningup Beach. Whether you're into your surfing, fishing, 4-wheel driving or just love having a dip in the ocean and relaxing on the sandy shores, options are a plenty in this beautiful location. Back to the main topic - This Dream Home! A large double storey, brick & tile solid house set out on an extremely generous 997m<sup>2</sup> of land, you'll have those awesome holiday feels every time you come home! Whether you want this property for your new permanent home or a holiday retreat with the potential of great returns when you haven't self-booked - Chat more to Steve about the potential to purchase fully furnished. Some of the great property features in this very well-designed house include:

**Ground Floor:-** Large main bedroom complete with a ceiling fan, plantation shutters, walk in robe and ensuite with a corner spa bath & separate toilet/powder room- All 3 minor bedrooms generous in size and all complete with built in robes- Main casual family & dining area situated in the central hub of the home, providing an awesome sense of space with the super high raked ceilings plus the comfort of the wood heater & split system air conditioner.- Well-appointed kitchen overlooking the main living/dining & alfresco area. Offering ample bench & storage space, breakfast bar, gas stove top, electric oven, dishwasher, servery window plus it has direct access through from the garage 'Shoppers Entry'- Separate sunken lounge makes a great space to throw on a movie or watch the preferred sporting event.- The option of a separate space off the kitchen could be used to suit your needs, originally designed as the formal dining room, though nowadays would make a great space for a kid's activity area, home office or convert into a 5th bedroom- Huge Double Garage with extra workshop space totalling approx. 8m x 6.2m

**Exterior:-** Let's start with the huge below ground stunning swimming pool. So inviting on those warmer days.- Loads of room to relax or entertain under the dome alfresco which conveniently leads out from the kitchen/dining area and offers the full view overlooking the pool area.- Plenty of space in the rest of the fully fenced back yard with a nice, grassed area offering space to kick the ball around or a classic game of 'back yard cricket' - 6 and out if you hit the ball to the beach!- Solar hot water system & loads of solar panels on the roof space

**Upper floor-** What a space to chill and take in the gorgeous sea breeze and stunning views over the South West Coastline. Inside or outside, whichever you desire - Picture yourself unwinding in the afternoon on the balcony with a cold beverage or what a spot for the morning coffee! This exceptional opportunity to secure a property such as this does not come around all that often. Get in touch today to schedule your private tour. Contact Steve Germon, exclusive agent on 0417 950 949. Council Rates: \$2,491.49 / Water Rates: \$275.72