

21 Dress Circle, Yallingup, WA 6282

House For Sale

Thursday, 16 November 2023

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Bedrooms: 5

Bathrooms: 4

Parkings: 2

Area: 1 m2

Type: House



Tony Farris

OFFERS - CONTACT AGENT

Gorgeous sunsets, stunning views and pure luxury rests here at 21 Dress Circle Yallingup. Located in Millbrook Farm and nestled amongst the magic of Gunyulgup Valley, this is truly an inspiring place to relax, rest and revive your soul. Perched on a magnificent 1.35ha (3.37 ac) the residence design draws in the captivating scenery from the surrounding countryside of Yallingup. One of the most gorgeous lifestyle settings in the region, there is a sense of magic running across the landscape here, taking in the distant rolling valley views, deep timbered ravines, passing weather over the far-away ridges, and the falling sunset glow across the valley at the end of another day. A spectacular residence offering a 5 bed, 4 bath design, etched with care into this picturesque position. The smart use of skillion architecture, well placed frames of glass for winter warmth and cross breeze windows for cooling summer air flow keep the comfort level just perfect for all seasons. The ultimate combination of interior and exterior living space creates an expanse of room for all to enjoy, complete with a contemporary light filled palette and incredible array of luxury appointments placing a pure touch of class on this beautiful Yallingup home. This is the "Dress Circle of Yallingup" where the chance to secure an established property rarely becomes available, so don't let this opportunity pass you by. For full property features see below, for inspection times please contact Tony Farris at Ray White Stocker Preston

THE RESIDENCE FEATURES:

- Commanding two level residence
- Custom construction by Mike O'Neil Building Company
- 5 bed, 4 baths and complete designer living residence featuring:
 - 2 entry level main king size bedrooms with lake & valley views, direct boardwalk access, walk in dressing robe, reverse cycle air-conditioning, Bay West Blinds window treatments, Hardwood flooring, custom ceiling fans, absolute luxury ensuites featuring Methven designer shower heads, Methven tapware, smooth stone vanity fitted with white bowled basins, fitted mirrored cabinetry including integrated GPO's, under bench soft closing vanity storage, automated luxury Japanese bidet and flawless tiled interior wall lines and shower hob with splash free glass pane, plus fitted towel rail and lighting/heat lamp.
 - 2 extra entry level king size bedrooms, fitted with Bay West blinds, Hardwood flooring, ceiling fans, long built in robe space both aligning to the central ocean cool ensuite finished with Methven designer shower and tapware, freestanding curved bath, shower recess, smooth white stone vanity complete with long white bowled basin, heated mirrors with trim lighting and under bench soft closing vanity storage, WCS and all finished in clean white cloud interior tiling, classic Subway tiled feature wall, plus fitted towel rail, lighting and heat lamp-
 - the lower-level 5th bedroom/rumpus room provides a bedroom/living combination, built in kitchenette, fresh ensuite complete with Methven designer shower and tapware, shower recess, stone vanity with white bowled basin and heated mirror with trim lighting plus under bench white vanity storage all complete in white cloud interior tiling, superb Subway tiled feature wall, plus fitted towel rail, lighting/heat lamp and WCS. Move outside to the expansive washed aggregate outdoor area with superb valley and lake views plus separate sealed path entrance making this space the ideal guest suite or suitable for home office/studio base.
- Elevated living space, tiered to capture the surrounding valley views and everlasting sunset panoramas across Millbrook Farm. The main entry designer living showcases a depth of space, an expansive kitchen for the whole family to get amongst and prepare the gourmet cuisine, long dining space, cosy lounge level beside the fireplace, then move outside for long table lunches overlooking the natural valley and lake setting filled with an abundance of nature and birdsong. The beautiful elevated outdoor landing is finished in stunning natural look mod deck keeping maintenance to a minimum and this casual space is fitted with full length remote controlled/Google Home operated outdoor custom blinds for shade and cross breeze control. The natural look mod deck has been smartly used across the residence connecting boardwalks and main entrance which also features a custom fitted cross breeze - shade screen.
- Pure luxury and space hits the brief amongst the thriving kitchen space, new dual Electrolux oven tower featuring steam, bake and grill functions plus custom storage, plumbed LG fridge, Bosch dishwasher original Fisher and Paykel 900mm roast oven, gas burner and rangehood, stone benchtops, expansive stone island and extensive storage. Sheer luxury and all season comfort has been tailored for the property, feature electrical works provide LED downlights throughout, sensor operated exterior lights for evening arrival across all entrances and in the secure remote garage, 3 x R/C A/C (Daikin in living - 2 x Panasonic in king size bedrooms), ceiling fans in living area and all bedrooms, slow combustion fireplace, custom selection of Baywest Blinds, remote operated outdoor blind on the balcony landing and front entrance, Hardwood bedroom flooring.
- Extra residence spaces includes:
 - secure 8m x 6m remote garage with 15 amp car charging port, insulated high ceiling and excellent storage-
 - valley view 8m x 3.5m gymnasium with custom mat floors, insulation, custom dimmer lighting-
 - entry level features a classic fitted laundry space with connecting outdoor drying area-
 - connecting passage with outdoor sink/wash area-
 - lower level wine cellar/storage room
- The property

features these key ingredients:- Rainwater -180,000L tank size - 3.0 KW Fronius inverter solar panel system - Fixed Wireless NBN connection with excellent bandwidth - New (2022) Solarhart hot water system with booster- Septic system - normal system • An superbly landscaped 1.35ha property featuring sealed asphalt entrance driveway with sealed parking, 12 volt evening sensor garden lighting and extra solar lighting, valley view landscaped fire pit and seating, high country seaview sunset seating, northern valley view landing with rustic bench seat. The terraced gardens include an array native trees, established grass trees, mature Redgum trees, falling ground covers and flowering seasonal shrubs providing a natural habitat for local birds and wildlife. THE LOCATION FEATURES:• Prestigious Dress Circle address • Classic Millbrook Farm location • 9mins drive to Smiths Beach• 10mins drive to Honeycombs beach• 10mins drive to Canal Rocks boat ramp • 11mins to Injidup beach / Wyadup Spa • 12mins to Geographe Bay and boat ramps • 12mins drive to Dunsborough townsite• 20mins drive to Vasse CBD • Primary and secondary school bus service available• Lovely local valley walks with ever changing scenery• Easy access to and abundance of world class wineries and local breweries • Easy access to coastal National parks, endless beaches and Cape to Cape coastal trail network 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