

254 Sheoak Drive, Yallingup, WA 6282

Realmark

Sold House

Saturday, 2 September 2023

254 Sheoak Drive, Yallingup, WA 6282

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



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\$2,700,000

Sheoak Drive in Yallingup, located in the breathtaking South-West region of Western Australia, offers a charming rural lifestyle in a tranquil environment close to the majestic Yallingup coastline. Positioned on 3.2 acres, enjoy the peaceful ambience of this amazing property providing sweeping ocean & valley views to Mt Duckworth, centrally located between Yallingup Beach and coastal town of Dunsborough. Featuring 4 bedrooms x 2 bathrooms with 2 separate living areas, this gorgeous family home has been extensively transformed using highest quality materials & craftsmanship to ensure durability to create a modern, luxurious look.

Internal Features:

- Fully renovated kitchen including Ceaser Stone benchtops, white Italian splash back tiles, walk-in pantry, freestanding 900mm Smeg oven, Siemens wall oven & new Schweigen extraction hood
- Spacious master bedroom with ocean & olive grove view with direct access to the verandah
- Refurbished luxury ensuite including new Ceaser Stone benchtop, bath with garden view, vanity cabinet, heated towel rail and modern fixtures throughout
- 3 minor bedrooms, all generous in size each with quality new carpet, built in robes & ceiling fans
- Feature timber wall panelling throughout the home
- Fully renovated 2nd bathroom includes high quality fixtures, Ceaser Stone benchtop, Italian feature tiles and curved mirrors
- New laundry cabinets and quality tapware, also featuring Italian tiled splashback
- Fully ducted reverse-cycle A/C throughout
- Slow combustion cosy wood-fire in living space as well as a feature fireplace in study
- Stunning solid spotted-gum timber flooring throughout the living space
- New 100% wool carpets in all bedrooms
- Complete re-painting of all internal walls, skirtings, door frames & doors
- Interior lighting replaced throughout

External Features:

- New 57m² northerly aspect Outdoor Living Area consisting of:
 - Timber deck, weatherboard walls & Commercial grade windows
 - Built in custom pizza oven with wood storage under
 - Custom BBQ Cabinet with stainless BBQ, Caesar stone bench tops
 - Automated Retractable all-weather blinds
- 130m² of Veranda's surrounding the entire home
- New Heated Plunge Pool & Infrastructure Consisting of:
 - 20m² timber deck with frameless glass fencing
 - 3.5m diameter concrete plunge pool
 - Premium pool equipment, variable speed pump, auto chemical injection
 - Glass mosaic floor & wall tiles
 - Heat pump
 - Insulated swimming pool cover with concealed storage
 - Acoustic treated pool equipment enclosure below decking
 - Hot & cold outdoor pool shower with a standalone hot water unit
 - Hot mix driveway & parking Areas, approximately 800m²
 - Boundary fencing
 - 2 x 130 kilolitre rainwater tanks
 - New irrigation bore, pump & storage tank
 - 6m x 5m shed
 - 250m² of exposed aggregate pavers surrounding the home
 - External Fire Pit
 - Stunning native bush to rear of property
 - Undercover outdoor entertaining area/courtyard at rear of home 50m²
 - Panoramic westerly ocean views and Northwest outlook onto Mount Duckworth
 - Picturesque views over the neighbouring olive grove and large dam
 - Easy walk to Petra Olive Grove & Yallingup Woodfired Bread

General Features:

- Solar Hot Water system (5kW Solar PV system)
- Recently Replaced & enlarged commercial windows to enhance solar passive design
- Tesla car charger located in garage
- Double brick recently rendered external walls of the home with Scyon linea feature cladding & complete external repaint
- Replacement of all internal & external lighting
- New security system
- Recently replaced garage door

As Sheoak Drive is located in the South-West, breathtaking sunsets are regularly on show. The open landscape offers unobstructed views of the sky, allowing locals to enjoy stunning hues of orange, pink, and purple as the sun sets over the ocean. Living in Yallingup's stunning region provides access to a variety of lifestyle activities. Enjoy exploring nearby beaches, some of which boast spectacular surf breaks and popular walk trails. The region is also known for its wineries, art galleries, and gourmet food experiences. Don't miss out on this unique opportunity to secure this outstanding property in one of regions most popular locations. Contact exclusive agent Julie Fairclough to arrange a private viewing.