

**26 Koorabin Drive, Yallingup, WA 6282**

**Realmark**

**House For Sale**

Thursday, 1 February 2024

26 Koorabin Drive, Yallingup, WA 6282

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



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**\$2.6M**

Overlooking the stunning Gonyulgup Valley with spectacular views of Mount Duckworth, "Yallingup Valley Retreat" is just minutes' drive from world class surfing beaches & wineries in the Yallingup region with luxurious Bhodi Day Spa nearby. Situated on 3 acres, this 3 bedroom x 2 bathroom + study homestead style home is North facing and has undergone a coastal transformation with the interior of the home fully renovated on the 2019 season of popular lifestyle show, 'House Rules'. This property has been an extremely successful holiday rental over the past few years and is equally suitable for holiday use or for those who want to live the South-West lifestyle. With a north-facing aspect and featuring Vlux skylights in the living/kitchen space, there is an abundance of natural lighting year-round. This open-plan setting is perfect for entertaining guests with a spacious living room opening out to the alfresco boasting magnificent views of the natural landscape. Enjoy a taste of luxury with both the ensuite and bathroom which feature freestanding baths, rainfall showerheads and stunning quality fittings & tapware.

**FEATURES:-** 1.06 hectares tree lined north facing block with a view to Mount Duckworth- 3 spacious bedrooms, 2 with walk in robes- 2 luxury bathrooms & a study- Interior completely renovated 2019 on Channel 7's House Rules- 2022 externally professionally painted by Dunsborough Painting- 2022 balustrades professionally sandblasted and powder-coated in white- 2022 new gutters around entire home- Fujitsu split system fully ducted air conditioning throughout the home- Satellite dish with NBN Internet- Marri floorboards throughout home- Internal motion sensor alarm security (Back To Base monitoring option)- Expansive 90m2 steel framed colorbond shed with power- School bus route at end of driveway- Rubbish pick up at end of driveway- 220,000 litre Rainwater tank- Plus 9000L free standing water tank- Solar Edward's Hot water system 300L (with booster/timer)- Automated reticulation to hedges- Septics and leach drains- 5 Minutes drive to Smiths & Yallingup Beaches- 10 minutes to Dunsborough township- Furniture negotiable excluding artwork & personal items- Holiday rental figures available upon request

**Construction:-**

- The home is steel framed with timber roof trusses
- Fully insulated roof space and walls and cyclone strapping reinforced
- Built on a duragalsteel subfloor ( the subfloor has been installed with 600mm x 600mm x 600mm concrete footings
- The steel is embedded in the concrete and not fixed on top
- The home has been fully renovated in 2019 with state of the art appliances, high end imported tiles and fittings & fixtures with 8 velux skylights
- The internal home is near new
- Recently newly painted with new gutters

This special property provides an exceptional lifestyle choice within the popular Margaret River Wine Region. Offering privacy in a bushland setting, this lovely home must be viewed. For private viewing contact Julie Fairclough M:0407 174 258 or Mitch Fairclough M:0427 386 690