

**3 Allan Road, Binningup, WA 6233**

**House For Sale**

Friday, 15 March 2024



3 Allan Road, Binningup, WA 6233

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 923 m2**

**Type: House**



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## Offers Above \$629,000

If you are looking for a property that has ocean views, room for the family, shed space and a sense of coastal charm and fun, then 3 Allan Road could be the one for you! Centrally located, you are only a minute's walk from the beach and can even grab a coffee from the café at the caravan park on your way past. Currently set up for short term stays, this double storey home encapsulates relaxed seaside living. Come inside and you will find:

- Open planned living area with room for dining and lounge areas and sliding glass doors on both sides that lead to wide paved verandahs. The living area has a pot belly stove and timber poles that add to the character of the home. Tiled floors provide a low maintenance option for beachside living.
- Adjacent to the living area is a spacious contemporary kitchen with an abundance of storage and bench space, an upright stainless steel stove, corner pantry and a large recess for fridges. The convenience of a dishwasher means catering for a crowd is easy, and a breakfast bar provides a relaxed area for morning coffee or evening drinks. Finished in neutral tones you will love the kitchen and large corner windows flood the room with natural light.
- Two bedrooms are located on the lower level, both with timber venetian blinds and triple built in robes.
- On the ground floor level, you will also find a good sized laundry with double trough, room for the washing machine & a corner linen press.
- The family bathroom has a shower over the bath and a new floating vanity with large basin and a deep drawer for storage. A separate toilet is nearby. The wet areas of the home are easily accessed from the back verandah, perfect for washing off after a morning at the beach.
- A jarrah staircase leads to the upper level where you find a landing of polished Jarrah floorboards.
- The master bedroom secures the best views across the trees to the clear, blue sea. With raked ceilings and exposed beams, there is a lovely sense of space about this room, and you can even slip onto the front deck via a sliding door. Open up the door to catch the sea breeze or for those hot still summer nights there is a ceiling fan. A good sized walk in robe has a combination of drawer, shelving and hanging space.
- The upstairs bathroom is ensuited off the main bedroom and features a vanity, fully screened shower and a toilet.
- The upstairs living room provides a second living area, so there is plenty of space for family or groups of friends to spread out. Large windows offer views across the trees, and a sliding door allows you to spill out onto the upstairs deck to catch another beautiful Binningup sunset.

Outside you will find:

- Hotmix driveway leading to the double garage and another parking area in front of the house.
- Large, powered shed with two single roller doors, perfect for storing cars or simply a large workshop for the home handyman.
- A separate lockup storage area off the back of the shed.
- Fully enclosed yard with areas of lawn on either side of the house.
- Shady verandahs on 3 sides of the house.
- Auto-reticulation off a bore.

This property has been one of Binningup's most popular AirBnB's and can be purchased fully furnished. If you are looking for a holiday home investment with established client base or just looking for a permanent home, then don't delay in inspecting this seaside treasure. Inspection by appointment. Ruth Nandapi 0419 955 965