

# 31 Grasstree Place, Yallingup, WA 6282



## House For Sale

Monday, 8 January 2024

31 Grasstree Place, Yallingup, WA 6282

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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## Offers By 5pm 24/01/2024 (Unless Sold Pr

Beyond the gated entry flanked by stone pillars, you will find this elegant and stately 5 bed 3 bath home set on an elevated 3 acre (approx.) block; with a lush lawned area surrounded by beautiful native gardens. The red bitumen driveway rolls past the easy care garden beds and flows into a 3 car covered parking space that affords direct entry into the home. Built by Award Winning builder Jarrod Holst and strategically designed to offer space and privacy via separate accommodation wings with stunning central living zone and crowned by fabulous upstairs games room space. Offering incredible vistas from every window. Gaze beyond the immediate setting to the beauty of the rural hinterland, and to the brilliant blue of the ocean and skyline beyond; and marvel at the magical sunsets on offer. Perfectly named "Unwind", this incredible property will truly become your own private oasis. Features include: - Main living space boasting soaring ceilings; gleaming solid timber floors; floor to ceiling glass that drinks in the beautiful vistas; and a magnificent feature fireplace of local stone as the focal point. - The kitchen is dressed in evenlimed-oak veneer and boasts a large central island bench with corian top and double sink. With an array of cupboard and drawer storage and Miele appliances including dishwasher, 900mm oven, 600mm oven and cooktop. - Master suite with adjacent reading room/study (or could be a 5th bedroom) and private sitting room strategically positioned to enable almost self-contained living. - Resort style ensuite with floor to ceiling tiles, large shower stall, elegant bath and his & her vanities. - Another spacious bedroom boasts own ensuite & access via French doors to verandah. - Bedrooms 3 & 4 share another equally beautiful bathroom. - Huge upstairs zone would be ideal games room / teenagers space, multi station home office or craft zone. - Massive laundry with a plethora of storage, bench space and 2 sinks; and access to carport. - Beautiful solid Jarrah flooring through living spaces & bedrooms. In addition - Registered for Holiday Home use - Single bay Colorbond garage with concrete floor - Large 3 bay shed (10m x 8m) - 150,000 litre water tank - Property is fully fenced - Fronius Symo 5kw inverter with 19 x 350w QCELLS panels with a total system size of 6.65kw. The grounds are designed to be easy care whilst providing a beautiful green space and haven for the prolific birdlife. Gaze beyond the immediate setting to the beauty of the rural hinterland and beyond to the beautiful blue of the Ocean and skyline. Within close proximity you're spoilt for choice of wild & pristine coastline to explore; world class surfing spots; renowned restaurants, galleries, award winning wineries and providores including Yallingup Wood-fired Bread. For a more comprehensive brochure, floor plans or to arrange an inspection please contact Ken Jennings 0400 591 052, Andrew Hopkins 0407 440 438 or Eloise Jennings on 0418 933 130. \*Disclaimer: Any distances referenced have been calculated via Google Maps, and are provided as a guide only.