

**31 Iluka Road, Binningup, WA 6233**

**House For Sale**

Friday, 19 January 2024

**S H Y F T**  
R E A L T Y

**31 Iluka Road, Binningup, WA 6233**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1223 m2**

**Type: House**



Annie Robinson  
0420360707

## ALL OFFERS PRESENTED!!

ALL OFFERS PRESENTED TUESDAY 30/01\*Situated in the heart of the original area of Binningup, 31 Iluka Road is a charming home built in 1990 that combines rustic charm with modern comfort. This unique A-frame house features a front verandah and a rear paved courtyard with a pergola. The charming rustic red double brick facade adds to its appeal. Inside, the warmth of the jarrah wooden floors, locally sourced Karri wood beams, and pine-lined cathedral ceilings create a welcoming atmosphere. The mezzanine floor, adorned with a rustic handcrafted jarrah balustrade and ladder, adds character to the interior. The well-appointed kitchen, equipped with a gas cooktop/stove, provides ample bench and cupboard space for culinary enthusiasts. The open-plan living area, centred around a wood burner fire, is perfect for family activities. Three spacious bedrooms sharing a family bathroom with a vanity and shower over bath ensure comfort for all family members. The laundry, with direct access to the outdoors, adds convenience to daily living. Explore the property to discover a private sanctuary in the natural bush block, offering peace and tranquillity. At the top of the block stands a unique studio built in 1997 on poles featuring double glazing, quality acoustic and thermal insulation, and walls panelled with Jarrah. The studio is a perfect retreat with extensive views stretching from Bunbury to Cape Naturaliste. Located opposite a coastal reserve and just a short walk from the beach, general store, surf club, and main beach, 31 Iluka Road is part of the vibrant and friendly Binningup community. Enjoy the laid-back lifestyle, surrounded by amenities such as a surf and watersports club, country club, community centre, library, playgroup, and community garden. Experience an elevated lifestyle – both in terms of location and quality of life. Additional features:?? Positioned on a private block?? Single garage?? Wood burning fireplace?? Large ceiling fan in the living area?? Electric hot water system ?? Septic system Location features: ?? 400m to Binningup General Store?? 500m to Binningup Beach?? 800m to Binningup Community Garden?? 950m to Binningup Country Club and library?? 1.2km to Binningup Cafe?? 20km to Treendale Shopping Centre?? 30km to Bunbury Town Centre\* Seller reserves the right to accept an offer prior to the set date.