

36 Alanta Elbow, Dunsborough, WA 6281



House For Sale

Monday, 22 January 2024

36 Alanta Elbow, Dunsborough, WA 6281

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 562 m2

Type: House



Ben Jecks

0408545304

Offers Above \$1,195,000

**** OFFERS PRESENTED 7TH FEBRUARY 2024 (if not sold prior) ****Welcome to 36 Alanta Elbow, Dunsborough - a haven in the heart of Beachside Dunsborough, where tranquillity meets functionality. Nestled on a serene cul-de-sac, this charming residence boasts an ideal location on a beautiful, quiet, treed street that's perfect for families or couples looking to live in the South West. As you approach, you'll be captivated by the picturesque setting, with the house snugly positioned under the protective canopy of a large peppermint tree. This 3-bedroom, 2-bathroom brick home is testament to both cleanliness and meticulous maintenance. Step inside, and you'll discover a spacious and inviting open-plan living area, adorned with custom cabinetry in the lounge and complemented by roman blinds. Adjacent to this, a separate living zone awaits - versatile enough to serve as a home theatre or home office, catering to various lifestyle needs. The covered outdoor entertaining area is a true highlight, featuring a custom-built BBQ and designed for year-round use, offering shade in the summer and rain protection in the winter. The low-maintenance, easy-care gardens feature mostly native flora, with a generous lawn area at the rear as well. A remarkable feature of this property is the expansive, carpeted, and air-conditioned storage room at the back. Whether utilized as a kids' retreat or a home gym, its possibilities are as vast as the room itself. Attached to this auxiliary building is a shed area, providing additional storage options. The master bedroom is a sanctuary with bay-style windows offering enchanting garden views, complemented by a spacious ensuite and a walk-in robe. The ensuite, in impeccable condition for its age, is sure to impress any discerning buyer. Additional features: - Fully fenced - 3 x A/C units - Skirting boards - Instantaneous hot water system - Walk-in robes in bedrooms 2 and 3 - Room to store the boat or a trailer in the front. With less than a 1.1km walk or drive to the centre of town, or 600m to the beach, this home is versatile and caters to a range of preferences, making it equally suitable for those seeking a lovely Dunsborough family home, or an easy-care holiday retreat in the enchanting South West. Don't miss the opportunity to make 36 Alanta Elbow your own - where lifestyle and location harmoniously converge. Contact Ben Jecks your South West Sales Representative on 0408 545 304 for more information, or to arrange your own private viewing. Disclaimer: While we have made diligent efforts to ensure the accuracy of the information presented in this document, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Parties with interest are advised to independently verify the information provided in this material. Licensee: JMW (WA) Pty Ltd ABN 41 304 155 031.