

# 44/67 Smiths Beach Road, Yallingup, WA 6282



## Sold House

Sunday, 13 August 2023

44/67 Smiths Beach Road, Yallingup, WA 6282

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 108 m2**

**Type: House**



Tony Farris

## Contact agent

The best Summer holiday location in Yallingup! Completely furnished and well-appointed luxury villa located within the 5 Star Smiths Beach Resort Yallingup. Villa 44 provides the ideal holiday home/investment opportunity with a lucrative and consistent income history featuring the following:

- Minimalist designer living
- 2 x king-size master suites
- 1 x stunning fresh ensuite
- Stylish light filled open plan living with northern aspect
- Integrated kitchen/living design
- Kitchen design features integrated fridge/freezer, dishwasher, electric oven, microwave, rangehood, dulex sink fittings, stone benchtops, and opaque splash back, plus excellent storage space for extended stays
- Teak look hard flooring throughout living
- Fresh white roller blinds to living and bedroom
- Soft fitted carpets through king-size suites
- Built-in fitted robe space through king-size suites
- 3 x R/C A/C
- Northern decked entrance
- Single bay sealed asphalt parking
- Secure washed aggregate outdoor courtyard, perfect for a Sunday barbecue, or dropping the bikes, surfboards or fishing gear
- Full height sliding and security screen doors
- Outdoor hot and cold beach shower
- Main ensuite features white stone vanity with oval basin, feature tapware, luxury shower recess & fittings, storage cabinetry, landscape mirror, heat lamp, heated towel rail and skylight
- Equipped laundry features for longer stays
- Secure owners' linen/storage space
- Wall mounted Smart TV and fast wifi connection
- Perfect for short or extended stays for the owner or guests
- For families, the option to convert one king-size suite into four bunk beds is available
- Sold fully furnished as presented here
- Lucrative and consistent income history

Smiths Beach Resort Yallingup features:

- Small Luxury Hotels of the World recognition
- Architectural Award Winning resort
- Stunning landscaped pool for summer and heated pool for cooler months
- Full size tennis courts
- Conference room for larger groups
- Professional onsite management

Prime location attributes:

- Immediate beach access to the white sands and pristine shores of Smiths Beach to enjoy long beach walks and world-class surf
- World-class wineries and restaurants in sublime southwest settings all within 5 - 10mins
- Cape to Cape trail walks to Smiths Aquarium and Wyadup Natural Spa on your doorstep
- Enjoy stunning west coast sunset across the Indian Ocean from the foreshore headland
- Dunsborough Shopping precinct only 10mins away
- Sheltered north-facing position
- Canal Rocks fishing and diving
- Nearby boat ramp access

Please contact Tony Farris for further information and inspection. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628