

**45 Burwood Lane, Yallingup Siding, WA 6282**



**House For Sale**

Thursday, 18 April 2024

45 Burwood Lane, Yallingup Siding, WA 6282

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**

## OFFERS - \$1.695M RANGE

A natural fusion of classic style, designer living and gorgeous home design, captures the true essence of living in this pristine Yallingup hills location. This classic South West retreat built by renown custom Yallingup builder Phil Kelleher, rests amongst stunning hinterland and elevated north facing crest, where you can just relax and unwind looking across your 2.3ha (5.75 ac) property, which captures a pristine northerly view down across your valley where the winter - spring creek meanders through your land. The layout of the home offers an expansive 4 bed, 2 bath design finished with the finest of touches, adding complete comfort to your home across all seasons, plus the home's perfect orientation, captures pure northern sunshine and hinterland views from every angle. Stay warm through the cooler months and snuggle beside the winter fireplace glow, then stay cool and fresh across the warm summer months with A/C available, even though the home's ideal solar passive design enjoys cooling summer cross breezes across the valley treetops. The spacious main living space sees soaring high ceilings, vaulted to enjoy plenty of northern light, providing a beautiful shade of light across your main living area throughout the year. The true north facing lounge is the ideal place to relax with family, this area perfectly flows onto the expansive elevated deck, where you can unwind for an evening drink and casual barbecue with friends. This excellent outdoor area is perfectly sheltered from prevailing winds, and is completely private from surrounding properties, where you can enjoy uninterrupted views across your valley. The interior is touched with hand crafted Tasmanian oak floors running across the entire residence living, passage and bedroom areas keeping a clean natural environment throughout the home. Meanwhile the modern contemporary central kitchen design provides plenty of spark for the family chef, the white stone island cantilevers for a cool breakfast bar with niche pillars and woody tones, the island fitted with under mount cubed dual sink and custom tapware, integrated dishwasher and select draw/cabinet storage space. The kitchen space is finished with smart appliance selection, cook station, plus excellent backdrop of custom storage and recessed areas. The land's natural topography and forest setting leads you down the winding driveway, where you will arrive under the level custom carport offering a connecting timber boardwalk directly into the main home. If you have just arrived home from the beach, jump straight under the hot & cold outdoor shower, just perfect for rinsing off the morning saltwater. A very unique 2.3ha of pristine country featuring native jarrah, redgum, grasstree and an abundance of seasonal wildflowers across your spring months. The red tail black cockatoos hover across the country here at sunset, and the countryside is brimming with life every day, especially once the creekline starts to flow and run down through the valley. Comfort and luxury is paramount here, private air-conditioned bedroom suites aligning to the superb luxurious ensuites, graced with light tones and effervescent finishes of custom cabinetry with grooved timbered fronts, gunmetal tapware, shower fittings and towel rails, stunning tiled featured surfaces, crystal clear shower panes, white bath, arched mirrors, all finished with a final kick in fresh white stone tops and bench mount basins. All bedroom suites provide privacy and a relaxing space to rest, with the master suite enjoying its own private balcony. Each room captures the welcoming summer breezes, elevated valley views and outstanding privacy this beautiful property has to offer. Extra interior styled finishes include, custom window treatments, built in slider robes, LED recessed lighting, ceiling fans and functional laundry zone. For those seeking extra storage, the home has been custom fitted with a secure loft storage area, with customized ladder access. A testament to the owners, the property has been graciously cared for, the residence in impeccable condition, designed to capture the character of your ultimate south west bush hideaway. Positioned in a prized location, second to none when it comes to making everyday life a breeze, whether it's your daily shopping, kids schooling, after school recreational activities or early morning surf at Yallingup beach or daily swim at Geographe Bay, this is the spot for living life to the fullest. Highly valued exterior elements include, 2 x 149,500L Colorbond rainwater tanks, 3 x 7000L tanks, 6 x 1000L tanks (total 326,000L of rainwater), sealed section of asphalt driveway, native landscaped grounds with stunning birdlife, stone fruit and citrus trees. Designed for those seeking a slice of pure magic and peaceful setting amongst Yallingup hills. For further information and inspection by appointment, please contact Tony Farris at Ray White Stocker Preston. 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