

47 Sonning Loop, Yallingup, WA 6282



House For Sale

Saturday, 30 March 2024

47 Sonning Loop, Yallingup, WA 6282

Bedrooms: 4

Bathrooms: 3

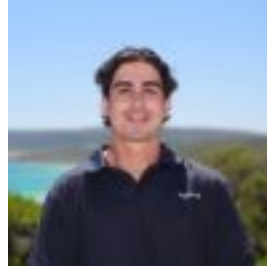
Parkings: 3

Area: 1 m2

Type: House



Julie Fairclough
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Mitch Fairclough
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UNDER CONTRACT

Offers – All offers presented by 5pm 21 April 2024 (unless sold prior) This unique character home positioned on an elevated 3 acre (1.28ha) property in the popular Yallingup Hills region offers privacy and is equally suited for permanent living or down south holidays. Only minutes drive to Dunsborough and the pristine beaches of Yallingup, the property is located in a tranquil parkland setting with natural bushland surrounds. The main home features 3 bedrooms with a loft (suitable as a 4th bedroom) and 2 ½ bathrooms. The adjoining self-contained studio has 1 bedroom x 1 bathroom with its own kitchen & living space. The property has a lovely outlook over the lush grounds & neighboring bushland and is walking distance to Yallingup Woodfired Bread & Petra Olive Plantation. Features of the Main Home:

- Beautiful & inviting entry to the home with a tree lined driveway
- 3 bedroom x 2.5 bathrooms
- Tamarian Oak flooring throughout
- Cathedral ceilings throughout
- White kitchen with stone benchtops
- Stainless steel oven, dishwasher & tapware
- Open plan living area with kitchen dining space with gorgeous views
- Master bedroom has its own wing with tranquil views
- Master has an ensuite with walk in robe & air cond
- 2nd & 3rd bedroom generous in size with built in robes & air cond
- Additional study
- 2nd living space suitable for TV room
- North facing outdoor entertaining area with fireplace & wood fired pizza oven
- Decked alfresco outdoor entertaining on each side of the home
- Cosy wood fire in the living space
- Reverse cycle air cond in living space
- Glimpses of neighboring dam

Features of Studio:

- Fully self-contained studio adjoined to the main home with separate entry
- 1 bedroom x 1 bathroom with laundry facilities
- Spacious kitchen & living area with views
- Cosy wood fire in the living space
- Reverse cycle air conditioner
- Private outdoor entertaining deck with tranquil views

Outdoors:

- North facing undercover alfresco deck
- Featuring built in fire place and woodfired pizza oven
- Double lock up garage with built in workshop
- Loft above the garage suitable for overflow accommodation
- Additional undercover parking
- Chicken shed
- Netted mature fruit trees 4 orange, 3 lime, 2 lemon, 3 apples, 1 peach, 1 apricot 1 plum, 1 nectarine and the best blueberry bush in the region!
- Stunning lush grounds surround with fishpond
- 140,000 litre concrete rainwater tank
- Additional 65,000 litre colorbond water tank
- Additional colourbond shed
- Fenced with front gate
- Native & ornamental trees sprinkled throughout the property
- Gardens fully reticulated with excellent bore water supply
- Feature pond with fish in the garden
- Abundant bird and native wildlife

This outstanding property offers an escape from the stresses of city life in the stunning Margaret River Wine Region, surrounded by the peaceful sounds of the bush with beautiful coastline & beaches only minutes away. Close to all the attractions of Yallingup, get ready to enjoy a special lifestyle change perfectly suitable for holidays or permanent living. Contact exclusive agents Julie Fairclough 0407 174 258 or Mitch Fairclough 0427 386 690 to arrange a private viewing.