

# 5 Seabreeze Court, Peppermint Grove Beach, WA 6271



## Sold House

Saturday, 23 December 2023

5 Seabreeze Court, Peppermint Grove Beach, WA 6271

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 847 m<sup>2</sup>

Type: House



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## Contact agent

Price reduced! Superb value and location. Are you in search of a tranquil coastal escape with endless potential and breathtaking scenic views to unlock? Look no further! Nestled atop a hill in a sheltered and quiet coastal cul-de-sac, this solid one-level home offers the perfect opportunity for renovation and value addition. Welcome to your hilltop hideaway in Peppermint Grove Beach. This double brick home, built in 1982, offering one-level living, is perfectly comfortable as is. However, it presents a blank fantastic canvas for renovation or refurbishment, allowing you to add your own flair and increase the home's value. Step into your backyard and be greeted by a natural bush backdrop and the soothing sights and sounds of nature, creating a truly unique coastal and farmland setting. Enjoy a close connection to nature with a native garden teeming with birds, lizards, possums and bandicoots. Just a 5-minute stroll from your front yard, you can enjoy the sandy shoreline and calm waters of Geographe Bay. The ultimate coastal lifestyle is just 300m from your front garden - just in time for Summer and a Peppy Beach Christmas. The home was designed on Passive Solar Energy principles, with north-facing glass to maximise winter sun and eaves to exclude summer sun, with cross ventilation throughout the house to take advantage of the cooling summer sea breeze. The front living area makes the most of the northerly winter sunshine, offering a cozy spot to enjoy the abundant birdlife and maintain the low-maintenance gardens. Almost half of the house's ceiling structure has been reinforced so that a second story or rooftop deck can be added to unlock commanding views of the rural landscape, natural green spaces, and the ocean. A ground-level deck at the rear of the house could be added to create an outstanding entertaining area. (Subject to Council Approval). Peppermint Grove Beach is renowned for its pristine coastal lifestyle and welcoming community. Situated between Busselton and Bunbury, in the Shire of Capel, this location offers easy access to a wealth of tourism opportunities in the Ferguson Valley and throughout Western Australia's great South West. If you're travelling from Perth, the leisurely 2.5 hour commute\* brings you to Peppermint Grove Beach or fly in with the Busselton Airport just 30 minutes away. Enjoy easy day trips to Capel, Peppermint Grove Beach, Ferguson Valley, Dunsborough and Margaret River. \*A quicker commute from Perth once the BORR - Bunbury Outer Ring Road is completed (expected late 2024). Don't miss your chance to own this charming and private hilltop hideaway where the potential is boundless. Contact me today to secure your dream coastal location and lifestyle. A fresh future begins here. Why wait?

• Built in 1982 by A G and S A Rains Builders: Double brick and zincalume  
• Solar passive design  
• Slate flooring, concrete, and tiles in wet areas  
• Functional kitchen with ample bench space and storage  
• Sitting room/dining area, separate kitchen, lounge room with slow combustion fireplace  
• 3 bedrooms: main bedroom with ceiling fan and built-in robes  
• 1 Large bathroom with separate small bath, shower, built-in vanity  
• Laundry with a separate toilet and with cupboard space in laundry and toilet  
• Large office (or activity room) with sliding door access at rear and a second tile fire (originally a single garage converted)  
• Attic with ship's ladder, providing ample extra storage (designed to accept a spiral staircase)  
• Originally built with the option for a second story over the bedrooms/bathroom/laundry  
• Sprinklers on the roof for bushfire protection  
• 16 solar panels (10 installed in 2007 + 6 added in 2011) with a 3KVA system  
• Solar hot water system  
• Garden shed 3x3 (approx.)  
• NBN available and connected  
• 847sqm block  
• Onsite parking available