

# 5 TINGLEWOOD COURT, Cowaramup, WA 6284



## Sold House

Friday, 29 September 2023

5 TINGLEWOOD COURT, Cowaramup, WA 6284

Bedrooms: 2

Bathrooms: 1

Parkings: 3

Area: 2117 m<sup>2</sup>

Type: House

## Contact agent

Nestled within the pristine and highly sought-after Parkwater Estate in Cowaramup, 5 Tinglewood Court stands as a rare opportunity in one of the South West's most desirable and attractive neighbourhoods. This stylish double-storey home boasts a refreshing and earthy feel. Bathed in incredible natural light, it is a haven of tranquillity and contentment. Thoughtfully designed for easy, functional living by its young, creative owners - this property has been customised to offer a unique blend of modern comfort and natural serenity to match the quintessential lifestyle this incredible region offers. In addition to the breathtaking surroundings and bespoke residence - 5 Tinglewood Court offers an exceptional growth opportunity - with the ability to build a second dwelling upon the existing building envelope while still retaining peace and privacy.

**PROPERTY FEATURES-** Generously sized 2 Bedroom, 1 Bathroom double story home- 2,117m<sup>2</sup> block size with excellent growth opportunity- Secluded tree-clad surroundings connecting you to nature

**KEY FEATURES-** Peaceful Setting: Your own forest within the property boundaries, overlooking the only park and bushland in the Margaret River Region protected and maintained by the National Trust. Established reticulated gardens: Embrace the native flora, low maintenance rustic landscaped garden, expansive lawn, veggie patch and orchard-ready cleared area with reticulation.- Year-round rainwater: Rainwater services the home, providing luxurious, affordable and sustainable living. Mains water services the reticulated gardens whilst the home can be effortlessly switched from mains to the 23,000L rainwater tank.- Unique Storage: Multiple storage options, including hidden storage rooms and tailor-made sea container sheds which add character and functionality- Outdoor living: Relish the north facing light from the undercover outdoor living area, complete with a fire pit for moonrise gazing- Ideal Location: Located in a safe, community-oriented area where no holiday rentals are permitted, ensuring the tight-knit community spirit and country feeling remains intact. Minutes from Cowaramup township, pristine coastline, walking trails, world-class wineries and surf breaks- Prolific wildlife: With no cats permitted in Parkwater Estate you can enjoy abundant birdlife, kookaburras laughing and the occasional visit by rare phascogales and ring-tailed possums- Thoughtful design: Well insulated - cool in Summer and warm in Winter. Generous parking areas leave room for a boat, caravan, and trailer storage

**EXCEPTIONAL INTERIOR** The downstairs interior showcases an expansive open layout, seamlessly integrating the kitchen, living room and dining area. Quality appliances, a pull-out pantry and abundant storage define the European-inspired feel. Extensive windows and sliding doors frame the spacious garden, inviting you to connect with the serene natural surroundings whilst retaining privacy. One of the bedrooms, conveniently located on the lower level, features its own French door entrance and ample under stairs storage, making it ideal for kid/visitors room, home business or office setup. A compact European-style laundry along with a spacious and impressive bathroom, are both cleverly tucked away from the main open-plan living space, completing the lower level. The roof has been lifted upstairs to create a large Master Bedroom and generous built-in wardrobe. With a cosy reading area, breathtaking treetop views and hidden storage within the eaves of the roof, this room offers versatile living in a calming space.

**INCOME POTENTIAL** Zoning permits the construction of a second dwelling (subject to Council approval), providing an opportunity to build on an already cleared section. Alternatively one could utilise the established sand pad by adjusting the garden layout to construct a larger home, while preserving the current dwelling as the perfect ancillary space.

**PRIME LOCATION** Cowaramup township boasts a multitude of amenities - from boutique stores to coffee shops, bakeries and a local farm store 5 minutes South of town - Cowaramup is a thriving, welcoming community, catered to young and old. The town includes childcare centres, a Primary School, Men's Shed, a bowling/tennis/junior football and BMX clubs and a skatepark too. For the late night adventurers there is the West Winds Distillery and the funky Servo Taphouse for craft beer lovers.

**THE DREAM** Living in one of the most beautiful and untouched corners of the world - amongst natural bushland, grapevines and within a stones throw from some of the best surfing beaches in Australia - 5 Tinglewood Court can turn dreams into a reality. Live in harmony with the natural environment, with a world of active pursuits on your doorstep, as you can discover the unique diversity of the Margaret River Region. Contact us today to experience the charm and potential of this remarkable property - a property of this calibre will sell fast!