

**6 Elsegood Avenue, Yallingup, WA 6282**



**Sold House**

Friday, 29 September 2023

6 Elsegood Avenue, Yallingup, WA 6282

**Bedrooms: 3**

**Bathrooms: 3**

**Area: 1285 m2**

**Type: House**



Lee York

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## Contact agent

This is the first time this stunning property on Yallingup Hill has been offered for sale in almost 50 years, and it is little wonder why the family has been so reluctant to sell. Set on an original 1285m<sup>2</sup> lot with 2 street frontages, this is an exceptionally rare site where unrestricted level access is available for a multitude of vehicles, a boat and caravan on sought after Yallingup Hill. Purchased from the developers in 1974 the original home was not built until 1985. Mostly in its original form, a stunning, Mark Webster designed, 1 bedroom, 1 ½ bathroom, fully self-contained extension was added by builder Dennis Cuthbert in 2015, when, at the same time the original master suite was renovated and the then third bedroom was refurbished into a modern, wheel chair friendly ensuite. The combination of Linea weather board & Matrix board of the extension blend beautifully with the original fibro beach house to create the current 3x3 plus study beachside abode. With so many options this property can be sub-divided to create a vacant lot off Valley Road (subject to Local Authority approval), extend to a second level to gain ocean and cape views, or simply maintain in its current form and enjoy the stunning landscaped surrounding gardens, abundance of parking, and rare, lush lawn areas. Perfectly designed to accommodate a multi generation family or occupy one side and lease the other side as an air BnB or permanent residence. Entering along the private front verandah you have the choice to enter the original 2x2 home to the Northern end or enter at the Southern end through the landscaped front yard to the modern 1x1 ½ extension wing. The original residence, although a reminder of the property's history, is still in very good condition and offers a spacious kitchen, dining zone that transitions to the back of the property to a huge open plan main living zone and adjacent games room with built in bar. 2 sets of glass sliding doors flood the living zone with natural light and flow seamlessly to the wide rear verandah overlooking the stunning rear yard. The master bedroom also over looks the rear yard, has a private decking area and a modern wheelchair friendly ensuite, while the second bedroom has easy access to the original bathroom. It is the modern extension that really sets this property apart however, with its soaring skillion roof, providing a sense of grandeur from both inside and out, and helping to flood the main living area with natural light via the North facing highlight windows. The combination of the solid grey iron bark floors, extensive built in cabinetry, feature Yallingup granite "real-flame gas fireplace" surround and fresh white walls all create an amazing living space that drinks in the view of the rear yard. The modern kitchen with 900mm combination Smeg electric oven / 6 burner gas hob and striking Caesarstone tops will ensure entertaining is a breeze whether gathered around the generous island bench or gravitating outside onto the generously sized, carefree, Modwood deck. Equally luxurious, the main bedroom suite incorporates a private study nook, tech hub hiding the substantial reticulated Sonos music system, and modem. The ensuite would not be out of place in any 5-star resort with select fittings from Roger Seller's in Nedlands and featuring double basins and shower heads as well as floor to ceiling tiling. Other items we love are the quality Luxa flex duet blinds, marine grade stainless steel outdoor shower, stainless steel downpipes, Brio retractable fly screens and the 6m x 6m powered workshop/garage. This property is truly an investment in both your financial future as well as your lifestyle being such an easy walk to the Lagoon for your morning swim, Main Break for an afternoon surf, or an easy stroll through the historic Caves House gardens for an evening meal and nightcap. Don't hesitate this unique property is sure to attract a lot of buyer interest so call me today to organise a private viewing.