

# 7 Carinya Rise, Dunsborough, WA 6281



## House For Sale

Saturday, 20 January 2024

7 Carinya Rise, Dunsborough, WA 6281

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Area: 4886 m2

Type: House

## OFFERS - CONTACT AGENT

An opportunity too good to miss, 7 Carinya Rise Dunsborough is your new coastal retreat ready for the Summer of 2024! • Prime Windlemere Estate location • Magnificent, stylish and ever spacious 400m<sup>2</sup> plus family residence • Whopping 4886m<sup>2</sup> land size to fit everything and everyone in all year round • Beautiful secure grounds featuring an oasis styled summer pool with kids beach and waterfall • Huge 12 x 8m remote four car garage/workshop storage plus an extra remote 2 car garage Simply a wonderful property offering a beautifully designed and custom built family home, ideally located in the seaside town of Dunsborough, only minutes from town and the blue waters of Geographe Bay. Positioned to embrace a superb northern aspect across your expansive open living, simply sit back and unwind by the granite stone fireplace, enjoy the soaring natural bushpole theatre, classic high ceilings, stained glass entrance and wide verandahs, rammed earth and limestone tones and beautiful natural timber floors plus the all season comfort of Daikin ducted and R/C A/C throughout. The residence plan provides a secondary living space, ideal for your large home office space or second lounge/kids activity. Residence accommodation is supersized with 4 king size bedrooms, the master ensuite enjoying its own private wing and north facing courtyard, huge walk in robe and well planned open style ensuite with jet spa and separate WCs. The gourmet kitchen completes the main interior living design offering an expanse of original timber cabinetry, integrated dual sink space, Meile dishwasher, Ariston oven and gas hot plate plus large double fridge recess space. Storage is abundant throughout, there is a main storeroom via the secure garage entrance, a second linen recess via bedroom hallway, all bedrooms are fitted with recessed double slider robes, plus the laundry space is positioned for easy access to the large drying courtyard. The well designed wrap around verandahs provide classic Australian outdoor living pockets to enjoy across the seasons. The verandah's adjoin the main outdoor living space which embraces a beautiful northern aspect across the property grounds and pool area. The freestanding gazebo is ideally positioned to enjoy a native treed backdrop and well located for cooling summer shade, whilst the open paved landing soaks up the warming winter sunshine, and is well protected from the prevailing southerly winds. The ever generous 4886m<sup>2</sup> block size is framed in secure boundary fencing, and is layered with seasonal gardens and leafy ambience you typically find across a small acreage property, but at 7 Carinya Rise you're right in town, with the feeling of being miles away on your own private retreat. The oasis styled summer pool features a mini kids beach and waterfall, plus the nearby pool house consists of shower ensuite, separate WCs and changeroom area. The property grounds sing with cool landings of green lawns, tree lined driveway, established banks of incredible native trees, beautiful unique grass trees, matured rose garden, and classic clumps of citrus trees. The property features its own secure double garage with high ceilings and private residence access door, plus there is clear side access to your supersized 4 car secure garage with extra side access bay for your caravan and boat, all accessible via the remote gated entrance, and there is still plenty of extra parking for visiting family and friends. Windlemere Estate is one of Dunsborough's most tightly held locations, only a short walk to town for coffee or your daily shopping plus the turquoise blue waters of Geographe Bay are just down the road for your morning swim. The kids can ride to their local primary schools or straight through to the recreation ovals for after school or weekend sport, whilst Mum & Dad can drift into town for an evening meal at one of your award-winning local restaurants which are all within easy reach. Dunsborough's ever pleasing coastal location provides instant access to Geographe Bay for boating, swimming and fishing plus the endless attractions of world class surf, glorious beaches, National Parks, world class wineries and breweries keep everyone happy and living life to the fullest. Limited opportunities exist within this location of Windlemere Estate and the ever popular Dunsborough coastal hamlet, so book your viewing now! For further information and inspection times please contact Tony Farris at Ray White Stocker Preston. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628