

73 Baudin Drive, Gnarabup, WA 6285



House For Sale

Thursday, 13 June 2024

73 Baudin Drive, Gnarabup, WA 6285

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 2184 m2

Type: House



Sarah Twine
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Clare Andrews
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Offers Around \$2.7M

Commanding premium top row position, this immaculately maintained and presented home, with self-contained studio on a lower level, occupies a prime corner block offering panoramic views of the Indian Ocean. The central, open plan living area extends to the generous balcony - whether you're watching whales migrate, enjoying breathtaking sunsets, or seeking a serene holiday house or sensational permanent residence, this idyllic Margaret River beachside retreat encapsulates the quintessential holiday lifestyle. Well-designed and built, the home blends contemporary elegance and beachside simplicity, and is perfect for astute investors and homeowners alike. A generous entry with Italian tiling leads you through to the spectacular central living area, while to the right you'll reach the premier suite by passing a sheltered courtyard garden, a multipurpose area, and then through to the bedroom with ensuite bathroom. The premier suite also enjoys its own balcony embracing those stunning views. 2 other bedrooms are found on the other side of the central living room and are generous in size, have ocean views, and share a bathroom and lounge area. Downstairs leads to the brilliant self-contained studio that has its own access from the side street and is a very popular BnB destination. Ideal indoor-outdoor flow: Main living with polished timber flooring, soaring ceiling and highlight windows connects to the epic alfresco entertaining deck via dual bi-folding doors. Spacious accommodation: 3 generous bedrooms on the main level all have stunning views, and the self-contained unit on the lower level enjoys its own outdoor area. There are 2 additional living spaces aside from the central living area. Well-appointed kitchen: Featuring quality appliances, large island bench, and walk in pantry - holds centre stage in the vast main room. Convenient parking: There is a double lock-up garage accessed from Baudin Drive, and additional side access and parking is off Grunters Way for guests. Low-maintenance: Well-considered and established, low-maintenance gardens adorn the corner block, enhancing the elevated position of this remarkable residence. Great storage: Well-considered throughout and including an extensive store/cellar on the lower level plus workshop space in garage. Income generation: The self-contained studio retreat, featuring dual entry points and an open-plan studio, is currently approved for and utilised as an Airbnb accommodation. Ideal as a family home or a holiday weekender, this property is a coastal haven that promises a relaxed coastal lifestyle. 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