

80B Layman Road, Wonnerup, WA 6280



Sold House

Tuesday, 5 September 2023

80B Layman Road, Wonnerup, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 608 m2

Type: House



Lee York

0897591300

Contact agent

Drawing inspiration from calming coastal aesthetics and the surrounding ocean landscapes, this 2005 custom build adopts respectful exterior vibes of soft, beach-sand tones to the weather board cladding, natural timbers, and a lush lawn space. Stunning ocean views enveloping Geographe Bay, and Cape Naturaliste define the lifestyle and are best absorbed from the north facing, sun-drenched upper floor where indoor and outdoor splendor combine. Intended for all stages of life, this energy efficient residence includes a large open plan kitchen living area upstairs, with warm timber floors, soaring high ceilings, all flowing seamlessly out to the timber decked balcony. Designed to maximise the ocean views the fully glazed north wall also ensures the area is flooded with natural light. The chef's kitchen with an abundance of wide draws and overhead cupboards and stainless steel "Blanco" appliances ensures entertaining guests will be as stress free as the lifestyle itself while a convenient powder room is also located on the top floor. The ground floor is centered around the light filled stairway void and flows into the activity room with additional home office space. Four spacious bedrooms, inclusive of a generous, master suite with his and hers built-in robes; an ensuite with generous size vanity unit, a glass screened shower, and a separate powder room. The ground floor is shared with the three remaining queen-sized bedrooms, all with built in robes, a family bathroom and combined laundry facility with glass screened shower and separate toilet. Honouring coastal living – this property is just 750m to the Port Geographe boat ramp – one of the best ramps you will find anywhere, or if your vessel size demands, lease a berth at the adjoining Port Geographe Marina. The Deck restaurant and bar are just a 10-minute stroll away - along the beachfront path – to enjoy lunch or dinner with friends and family or simply to enjoy a glass of the region's world class wines. Other features include solar hot water system, an abundance of off-street parking to accommodate a caravan or boat and multiple family vehicles, a large front timber decked entry, fully fenced front yard creating a secure outdoor space for pets or young children with reticulated lawn, and a large separate storeroom all combining to create an idyllic lifestyle in one of the South West's most highly prized coastal communities. Call Lee York today as this one is sure to attract a great deal of interest, so don't delay as hesitation will likely lead to disappointment.