

**90A Layman Road, Wonnerup, WA 6280**

**House For Sale**

Friday, 26 January 2024

**RayWhite**

90A Layman Road, Wonnerup, WA 6280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 459 m2**

**Type: House**



Jason Cooper

## Offers Above \$950,000

Welcome to 90a Layman Road, Wonnerup! This exceptional property offers a unique blend of privacy, coastal charm and modern living. It's not just a home; it's an enviable lifestyle enveloped in the serenity of the bay and the convenience of a thriving coastal community. Positioned a mere 30 meters (approx.) from the shores of Geographe Bay the home ensures awe-inspiring ocean views but also offers a haven of privacy and protection for you and your family. Embracing the epitome of coastal living the sanctuary is also strategically positioned to take full advantage of the Port Geographe Village. Within a convenient 1km, you'll find yourself immersed in the vibrant amenities of the village, including a chic restaurant and bar, a convenient boat ramp, and a marina. Nestled amongst established trees and surrounded by beachside homes, the owner-occupied residence is equally fitting as a holiday retreat with the potential for short term stay accommodation (subject to city approval). As you approach the property a gated driveway leads you to the private oasis with its spacious paved outdoor entertaining area that greets you. A large double carport and hard stand area provides space for your vehicles or boat. Upon entering the home, the ground level welcomes you with a casual beach house ambiance enhanced by floor to ceiling windows that capture the light and expansive front yard views. The kitchen, tastefully appointed with contemporary styling and a large bench, caters to the needs of the home chef and a dining space is ideal for gathering with friends and family. The master bedroom, located downstairs, is a sanctuary of relaxation, featuring an adjoining modern-styled ensuite plus glass sliding doors providing ample light and views of the front yard, with direct access. Additional bedrooms on the ground floor offer cozy retreats, complemented by a shared main bathroom with modern styling and a good sized laundry. Venturing to the second level a magnificent open-plan living area awaits, offering stunning ocean and lush greenery views. Expansive sliding glass doors open onto a generously wide balcony, creating an ideal space to share moments with loved ones while enjoying raised ocean views and refreshing ocean air. This is your chance to secure the epitome of relaxed coastal living for you and your family.

**Property Features**

- Glorious private north facing paved outdoor entertaining area
- Private gated entry to the property
- Second level oversized open plan living area with ocean views
- Second level entertainers balcony with ocean views and blinds
- Modern sleek galley style kitchen with magnificent views
- Dining/Living area with direct access to the outdoor entertaining area
- Master suite with ensuite and direct access to the front yard
- Airconditioning, beautiful sheer window treatments
- Garden shed plus double carport
- Modern stylish ensuite and main bathroom

**Proximity Features (approx.)**

- Beach 30m
- Port Geographe Boat Ramp 850m
- Nature reserves from 400m
- Playground and BBQ facilities 1.1km
- The Deck Restaurant and Bar and Port Geographe Marina 1km
- Busselton Primary School 4km
- IGA and local shopping centre 4.1km
- Busselton Jetty Foreshore Parade 7.8m

For further information or a private inspection please contact exclusive property consultant Jason Cooper today.