

# 13 Bretonneux Turn, Cowaramup, WA 6284

ACTON

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PROPERTY

## House For Sale

Wednesday, 10 July 2024

13 Bretonneux Turn, Cowaramup, WA 6284

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 433 m2

Type: House



Vincent Marruffo

0418901418

## Express sale

Express sale: all offers presented by 31st July 2024 (unless sold prior). Here is the one you have been searching for! This magnificent, elevated 3 bedroom, 2 bathroom custom built Plunkett home has been thoughtfully built with style and finished immaculately with quality fittings throughout. Conveniently located only a 5 minute walk to the Cowaramup cappuccino strip and in a quiet street overlooking reserve, this is comfortable Cowaramup living at it's finest! This property offers a range of opportunities for the astute buyer, add to your investment portfolio, use as a holiday home or move in immediately and take advantage of the amazing lifestyle on offer. A welcoming entry with a wide hallway leads to a theatre room at the front of the home. The open plan living, kitchen and dining area is bathed in northern light and has cleverly been designed to take advantage of the reserve and bush views with birdlife abounding singing their song. The kitchen has been well-planned with huge amount of bench space, lots of storage options, 900mm appliances and a huge walk-in pantry to store all the kitchen appliances and easily source your ingredients for a dinner party. The kitchen overlooks the well-proportioned living and dining area which leads out to the protected, decked alfresco, a perfect spot to indulge in and admire the gardens and peaceful serenity. Master bedroom is an inviting space with double doors opening onto the rear garden vista and open plan ensuite with a bath/open shower and marble top vanity. The two minor bedrooms are both oversized and presented gorgeously. A separate laundry area features custom built barn door to keep private and double door storage. Recycled red brick paving and feature garden borders framed by the same red bricks enhance the cottage vibes, along with a selection of fruit trees, elevated veggie garden beds for home grown goodness and a lawn area for the kids to play. The rear garden gate allows easy access to walkway to town and the new Westwinds Tavern to enjoy gourmet food and custom beer and spirits. Positioned centrally in the heart of the Margaret River wine region with nearby townships of Margaret River, Busselton and Dunsborough all within a 20 minute drive. Stunning Gracetown beaches to surf, swim in the bay and fishing only a 10 minute drive away, and a range of gourmet restaurants and wineries to indulge in right on your doorstep. This family friendly community is the favoured spot of locals and the secret is out, Cowaramup is one of the best villages to live and enjoy in the region. Owner wants this sold immediately so make sure you inspect, all offers will be presented and immediate vacant possession is available.

- Elevated block overlooking a reserve
- Separate theatre room
- Open plan design
- Oversized bedrooms
- Spacious kitchen with plenty of bench space, storage and walk-in pantry
- Decked alfresco area
- Fruit trees
- Veggie gardens
- Rear gate to walkway access
- Located within walking distance to town