

# Lot 13/107 Lake Preston Road, Myalup, WA 6220

## Sold House

Thursday, 4 January 2024



Lot 13/107 Lake Preston Road, Myalup, WA 6220

Bedrooms: 6

Bathrooms: 6

Parkings: 3

Area: 1 m2

Type: House



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## Contact agent

This home is the perfect property for those that wish to accommodate lots of guests in a magical seaside setting, only 90 minutes south of Perth. As the name Lago Al Mare suggests, views from inside & outside the property extend from the ocean across the tree tops to Lake Preston & the Darling Range. An easy commute down the Forrest Highway will have you kicking back on the deck in time to see another spectacular sunset. Located in the Lakeside Preston Property Trust, a private residential estate just north of Myalup, the security, peace & quiet captivates anyone that visits this part of the world. Lago Al Mare is a 1.98ha property, deep in the Tuart & Peppermint Forest. Its location within the estate means that it is one of the closest properties to the beach & one of the few with such exceptional views. At the top of the driveway you will find this commanding residence. A wide staircase welcomes you to the upper level where you will find:

- A generous east deck which is perfect for watching the sun rise above the lake, or a sheltered retreat for relaxing when the seabreeze comes in. The imported decking replicates wharf timbers & is used for all the main outdoor areas – this sets the scene for a home that incorporates coastal & nautical décor & fittings throughout.
- A central living area extends all the way through to the west deck, with all of the other rooms radiating off this central foyer. High vaulted ceilings, beautiful pine timber floors, Oregon pine roof braces & a bar made of out the same timber, come together to create an enchanting living & entertaining space.
- The master bedroom has been designed for the most discerning collector with plenty of space to accommodate occasional furniture. The room is surrounded with large windows, offering views of the ocean, bush & beyond. A large walk in wardrobe provides ample storage & the generous ensuite even enjoys an ocean view.
- Four guest rooms occupy the southern side of the home, all have their own entry & large windows which capture the views of the Tuart forest along this side of the house. Each bedroom has a double BIR & ensuite with shower, vanity & toilet.
- The home office has a picture window above a timber desk that runs the width of the room. With a mesmerizing view of the ocean it may be hard to focus on work. There is a built in linen press which also has the access to the dumb waiter, which is perfect for sending washing down to the laundry or bringing groceries up from the lower level.
- A spacious powder room services the main living area of the home.
- At the ocean end of the home you will find two living areas that capture the best possible aspect & provide plenty of space for entertaining a crowd. The lounge is the perfect retreat at any time of the year. An open fireplace keeps the room cosy in the winter. There is plenty of space to display your collectibles & a wall length bookcase ensures your guests are never short of something to read.
- Two sets of solid Baltic pine bifold doors separate the two living areas from the central foyer & assists with heat retention in the winter.
- The kitchen has been designed for serious cooking, incorporating a Scholtes gas cooktop, multiplo cooking unit, teppanyaki hotplate, two rangehoods & a dishwasher. The suspended pot rack & island bench add lots of character & provide convenient storage options. The benches & cabinetry are something special incorporating timber & white cabinetry which are complemented with concrete benchtops cast from Myalup limestone complete with tiny shells from Myalup beach. A breakfast bar provides the perfect spot for casual dining.
- Adjacent to the kitchen is a super sized butlers pantry, with storage shelves & additional bench space. The convenience of a moving ladder & access to the dumb waiter ensures that this work space is well used on a daily basis.
- The formal dining room adjoins the kitchen & is separated by a long bench. This room makes the most of the ocean views with large windows. A tile fire creates a cosy dining experience for your family on a winter night.
- The western deck provides an impressive space for outdoor living, with the wharf inspired timber decking, nautical lighting, glass balustrading & some of the best views along the coast. There is plenty of space for both dining & lounge areas. On each side of the deck, lockable gates can provide access to the northern & southern walkways, which allow easy access for maintenance & cleaning windows.
- A wide internal staircase leads to the lower level which houses the laundry & a large storage room.
- Behind the laundry on the lower level is a self contained apartment, with its own living/dining area, fully serviced kitchen, ensuite & room for a king sized bed. The recess under the stairs serves as a convenient wardrobe. You won't be disappointed with views from this level either and a set of double doors leads to a private deck & ramp to the car parking area.

Outside the home you will also find:

- A utility space on the lower level which houses the two heat pumps for hot water and provides access to the washing line.
- A general purpose 10mx 7m shed and a double garage are located on the driveway on the way up to the house.
- A bore with reticulation to the shed & gardens & pond. The bore also services an outward facing ring main surrounding the house for fire prevention.
- Two rainwater tanks (96 000 & 85 000 litres).

Impeccably designed and maintained by the current owners, there has been such attention to detail, that not every feature can be listed. Prepare to be impressed from the moment you step through the front door – it captures the essence of the coastal location & epitomizes luxury beachside living. The abovementioned property forms part of Lakeside

Preston Property Trust, with shares in holding Co. Full documentation available to genuine enquiries.