

13 North Street, Dunsborough, WA, 6281



House For Sale

Sunday, 3 November 2024

13 North Street, Dunsborough, WA, 6281

Bedrooms: 4

Bathrooms: 3

Parkings: 6

Type: House



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OLD DUNSBOROUGH PRIME IN ALL REGARDS

Street front survey strata where a 36m private easement walkway puts you at the beach, with no road separating you from the water.

Magnificent Bay Views, quality construction and multi-level to take full advantage of the easterly bay views.

Originally built in 2016 by Ian Reid to exacting standards and has been well maintained since then.

The construction is of rendered brick, stone, eco ply and an iron roof.

Fronting North Street, the house is built on three levels with excellent views to the east over Geographe Bay with a dedicated private walkway straight to the beach, which gives direct walking access to Old Dunsborough beach.

The commonly used entry is actually through a large double garage, which has a laundry area adjacent with a built-in trough and washing machine under the bench. There is a small rear roller door to the side of the house. Plantation shutters to the west make this area look more like a games room than a garage.

The House Comprises

Lower Floor:

- A TV/Games room with a built-in kitchenette and a basin to one side. This area has timber flooring.
- The large bunkroom houses a double bed with a bunk over the top plus a further double bunk (effectively sleeps five).
- The combined laundry/wet area comprises of a huge stone laundry bench with front loader washing machine installed, plus a long bench with double vanity on the opposite wall with a huge mirror, plus heated towel rails and a shower recess.
- There is a WC separate and adjacent to the wet area.
- The single garage has a storeroom annexed and opens onto a further vehicle hardstand and paved outdoor area with a fire pit installed. This area could be further developed as an outdoor entertaining area.
- The front door is the side entrance which is rarely used.

Middle Floor:

- Separate WC.
- Bedroom one has a four-door mirror built-in wardrobe.
- Bedroom two has a four-door mirror built-in wardrobe plus lounge chair nook, with a storage area under the staircase.
- The family bathroom has a large shower recess, a two-vanity arrangement separated by generous storage shelves.
- The master suite has an expansive walk-in robe/dressing room and an en-suite with a free-standing bath, twin vanity unit, shower recess behind a wall and WC behind an adjacent wall.
- There is a feature stone surround divider between the bedroom and en-suite. This area has excellent water views across the pristine Geographe bay.

Top Storey:

Welcome to the best of the Bay Views

- Travertine tile staircase leads to the top storey where the main living area and outdoor verandah/BBQ area is located.
- There is a large WC/vanity area subtly in one corner plus a built-in gas heater.
- The kitchen is designed around an island bench of engineered stone incorporating a drinks fridge and six large drawers.
- The main bench houses a double sink, 900mm Miele induction hotplate and 600mm Miele oven, separate griller with fan and microwave. The fridge has a double drawer freezer.
- This entire area has a front façade designed to incorporate the appliances and fridge.
- An office nook is positioned at the end of the kitchen bench.
- There are bi-fold doors to a large 7m by 5m deck area with its own outdoor kitchen with engineered stone benchtops,

incorporating an island bench with twin drinks fridge built-in and a Westinghouse BBQ built in.

Other Features:

- Car parking is exceptional with:
 - A single garage plus hardstand to the east.
 - Double garage at the North Street entrance.
 - Double hardstand to the west.
 - Gravel hardstand on the verge.
- Plantation shutters throughout.
- Built-in vacuum system.
- Hot and cold outdoor shower for the beach goers.
- Rheem Metro Max instantaneous hot water system.
- Air conditioning, with individually controlled air conditioning units in each room.

For more information or to arrange a private viewing contact exclusive listing agent Joe White on 0417 939 715
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