

166 Peppermint Grove Terrace, Peppermint Grove Beach, WA, 6271

RayWhite

House For Sale

Sunday, 3 November 2024

166 Peppermint Grove Terrace, Peppermint Grove Beach, WA, 6271

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Modern Coastal Appeal

Presenting the perfect coastal retreat - just in time for Christmas! Nestled in the northern enclave of Peppermint Grove Beach, this four x two architecturally designed, split-level home offers a unique blend of modern convenience and relaxed beachside living. Positioned on an 870m² block the property boasts ocean glimpses, rural views and is a short stroll to and from the beach. Perfect for daily swims, beachcombing, and soaking up the surrounding beauty of everything this pristine coastal environment offers.

The family home features a thoughtfully designed northerly aspect to maximize sunlight and capture coastal breezes. Spread across two levels, the property offers an open-plan living and dining area with high raked ceilings, a sleek galley kitchen, walk-in pantry, and a north facing deck with ocean glimpses for outdoor entertaining. The freshly painted exterior, low-maintenance mod wood balcony, and easy-care commercial vinyl flooring add to the home's streamlined, minimalist appeal.

Four spacious bedrooms, two bathrooms & one study split over the two levels, offers flexibility for families or holiday guests seeking tranquillity and space. The double carport & storeroom provide convenience along with the outside shower for post-beach cleanups. Fully fenced rear yard with reticulated gardens, a firepit for toasting marshmallows under the stars, and solar hot water system - this home is designed for easy living and sustainability!

Situated between the Tuart Forest, Capel River, and Geographe Bay, this pristine environment offers endless opportunities for leisure (tree & sea) from nearby Peppy's restaurant/bar & mini-golf to local sporting facilities, nature trails & the stunning Geographe Bay. Plus, with Busselton Margaret River Airport just 20 mins away and Perth only a scenic 2.5 hour drive, this property strikes the perfect balance between a peaceful retreat and connectivity.

Embrace the beauty of nature and the promise of a peaceful lifestyle in this unique and special place.

OPEN FOR INSPECTION: Contact me for further inspection details or please 'pre-register your contact details' with me for 'Open for Inspection'. This one won't last long! Don't miss your chance to call this beachside sanctuary your home.

What we love:

- Architecturally designed and constructed in 2007
- Skillion roof line capturing northerly light
- Steel framed with insulated walls and ceiling
- Block size 870m²
- Ocean glimpses and rural views
- Short stroll to beach for daily swims and beach combing
- Cleverly designed split level home with dual entry: from either carport or street level

Ground floor:

- Two bedrooms
- Casual lounge with slow combustion fireplace
- Bathroom (with shower over bath) and vanity
- Laundry, separate toilet and handy under stair storage

First floor:

- Spacious galley kitchen adjacent to dining area
- Spacious lounge and steps down to study/office
- Powder room

- ☑Sunny & spacious primary bedroom (with balcony) & bathroom with dual showers and dual vanities
- ☑Second bedroom
- ☑Galley kitchen with dishwasher, 900mm oven with five burner gas cooktop, ample bench, drawers and walk in pantry

Outside:

- ☑Freshly painted (exterior 2024)
- ☑Double carport plus store-room on sheltered ground level
- ☑Balcony with mod wood flooring (low maintenance decking)
- ☑Fenced yard with grass and garden beds, reticulated (off mains) for your convenience.
- ☑Outside firepit and established gardens
- ☑Solar hot water system with gas booster
- ☑Easy care / hard wearing commercial vinyl on floors upstairs
- ☑Low maintenance established native garden
- ☑2500L Water tank plumbed to laundry and bathrooms
- ☑Eco friendly grey water system, filters water from laundry & bathroom directly outside, providing an additional outside water source during the dry Summer months.

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