

21 Monclair Circuit, Dunsborough, WA, 6281



House For Sale

Monday, 18 November 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

Reserve Views - Family Haven - Quiet Location

Capture an unrivalled coastal lifestyle position, nestled overlooking nature reserve, in a lovely quiet established setting, this magnificent custom designed residence is sure to please.

21 Monclair Circuit, Dunsborough is positioned on 642m², an ideal corner position providing superb side access for boats and caravans, plus a distinct north facing aspect across leafy nature reserve.

The home takes complete advantage of the great outdoors, the north facing alfresco set amongst stunning native gardens, brimming with bird life and full of spring colours, capturing nature reserve views and blue sky vista's. This all season home design offers a perfect solar passive orientation, your main living area embracing the northern aspect and drawing in lovely natural light. The ever spacious main living area embraces the natural life amongst your own private garden oasis, flowing onto your expansive decked entertaining landing, showcasing stunning custom timber works and offering the perfect place for an evening barbecue with family and friends.

A very spacious residence designed to accommodate the growing family, or those seeking to downsize in style in a top location. The home design caters for everyone and everything, with no shortage of room, and space being the number one priority here. A gorgeous wide entrance greets you on entry, the private study immediately to the left, ideally positioned to capture reserve views and native gardens, and the perfect zone to complete your daily business. As for your overall accommodation, daily living areas and storage, you have four king size bedrooms, two main bathrooms, expansive main living, dual outdoor alfresco areas, soft lounge/second living space, central kitchen hub, walk in linen space, long hallway linen recess, large laundry, secure double garage with extra length and shoppers door access will all areas binding seamlessly to showcase this stunning custom home.

Pure comfort resides here throughout the year, the centrepiece slow combustion fireplace for chilly winter evenings, and the easiness of R/C A/C for all seasons keeps you cosy and cool all year round. The main living features recessed ceiling works, LED recessed lighting throughout, main windows are glazed for added privacy and fitted with Luxaflex blinds, custom screen doors are installed to capture the gentle summer sea breeze's, and classic timber grain ceiling fans add a touch of class to the impressive living space, second lounge and main bedroom suite. The central gourmet kitchen offers the luxury of quality and space, the central island provides great preparation space, featuring a dual sink, fitted dishwasher, under bench custom cabinetry and easy breakfast bar position. The chef is treated to a built in electric oven, 900mm five burner gas hotplate and rangehood with tiled splashback. The gourmet kitchen hub also includes a huge double fridge recess, custom appliance recess bench space, plus walk in pantry providing more than enough storage. The home's spacious bathrooms are designer level, the master bedroom offering his and her walk in robes and unbelievably spacious ensuite showcasing glass shower recess, full size bath, long vanity with feature lighting, dual basins, custom vanity mirror, fitted shaving mirror, under bench cabinets and separate WC's. The second ensuite is designed to match with glass shower recess, full size bath, basin and vanity with feature lighting, towel rail plus under bench storage.

The native reticulated landscaped gardens bring an abundance of birdlife to this magic leafy setting, the property providing secure fenced grounds, just perfect for young children and the family pets. The private garden oasis is framed in paved pathways, concrete aggregate paths with river pebble borders, iron edged lawns and wood sleeper garden bed with brushwood fence backdrop. The double gate side access provides ample room to secure the caravan or boat in the off season, plus the nearby garden shed provides extra space for your seasonal gardening supplies and equipment. This easy living custom home is located just a stone's throw from Dunsborough and the world class waters of Geographe Bay, where you have two daily boat ramps available to get out onto the water. For the avid golfer, you can ride your buggy straight onto the nearby fairway, then down to the clubhouse to kick off a round of 18 holes. Also a perfect place for the kids to grow up, excellent schooling options, and many sporting facilities within easy reach including recreation ovals for football, basketball courts, netball and skatepark. The property also rests only 200m away from nearby David Jones parklands, Blue Waters lake and surrounding pathway network.

Dunsborough's ever popular coastal location provides instant access to the region's world class surfing breaks, glorious

beaches and endless selection of world class wineries and breweries. For locals looking for an evening catch up with friends, Dunsborough offers a wide range of fine dining options for lunch or dinner, and a great selection of specialty shops for casual shopping. Positioned in the Geographe Bay region's most popular coastal hub, Dunsborough is only 10mins to Yallingup, 15mins to Vasse and 20mins to Busselton.

Live the ultimate coastal lifestyle at 21 Monclair Circuit Dunsborough located only moments away from the pristine sands of Geographe Bay.

Inspection is an absolute must, please contact Tony Farris for inspection times.

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