

**233 Sheoak Drive, Yallingup, WA, 6282**



**House For Sale**

Tuesday, 26 November 2024

233 Sheoak Drive, Yallingup, WA, 6282

**Bedrooms: 7**

**Bathrooms: 7**

**Parkings: 5**

**Type: House**



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## Luxurious 'Sea-Change' Lifestyle Opportunity with Income Potential

Located in the prestigious Yallingup Hills location, in the heart of the South West of Western Australia, 233 Sheoak Drive offers an unparalleled lifestyle for those seeking to embrace the beauty and tranquillity of the region. This property is a perfect blend of luxury, nature, and accessibility, making it an ideal choice for both personal enjoyment and/or investment opportunity.

This green titled property (with Rural Residential zoning) rarely comes to market, within the Yallingup region.

### PROPERTY FEATURES:

#### SIZE & LOCATION

- 4.3937 Hectares (10.865 Acres)
- Main Residence Home – see details below
- 5 Chalets approved for short term rental - see details below
- Location: Situated in the picturesque Yallingup Hills, offering breathtaking views of the surrounding natural beauty, including Mt Duckworth.
- Proximity: Just minutes away from stunning Yallingup Beach and 6 minute drive from the vibrant town of Dunsborough.
- Region: Within the Margaret River Wine Region, countless world-class tourism, nature & dining experiences on your doorstep.

Rainwater tanks:

- 1 x 120,000L tank
- 2 x tanks - 60,000L each = 240,000L total

#### MAIN RESIDENCE

The main home on this property is a charming 2-bedroom, 1.5-bathroom residence. It boasts spectacular views over the property and the two sizeable dams, providing a serene and picturesque living environment. The home is zoned residential, offering a comfortable and private retreat for its residents.

#### LUXURY CHALETS

Complementing the main home are five deluxe couple chalets, each designed to provide guests with a luxurious and memorable stay. These chalets are zoned for "short stay" accommodation, making them an excellent investment opportunity, or choose to use for family & friends. All chalets offer stunning views over the landscaped property including two generous dams.

- 3 x Queen Bed Chalets
  - Approx 48 m<sup>2</sup> each
  - 1-bed, 1-bath in each
- 2 x King Bed Chalets
  - Approx 65 m<sup>2</sup> and 73 m<sup>2</sup>
  - 1-bed, 1-bath in each

## NATURAL BEAUTY & FEATURES

- **Dams:** Two enormous dams are not only a key feature of the landscape but also enhance the property's charm and appeal.
- **Elevated Block:** The elevated position of the property ensures stunning panoramic views, enhancing the overall experience for both residents and guests.

This property presents a fantastic investment opportunity. Owners can choose to live in the main residence while renting out the chalets to guests, capitalising on the area's popularity and the constant influx of tourists. The property's location in the renowned Margaret River Wine Region adds to its appeal, attracting wine enthusiasts and nature lovers alike.

For those seeking a unique blend of lifestyle and potential investment in the South West of WA, 233 Sheoak Drive in Yallingup Hills is a dream come true. This property offers the perfect balance of luxury, nature, and opportunity, making it a must-see for prospective buyers.

Explore the possibilities and embrace the unparalleled beauty and serenity of Yallingup Hills - your gateway to the best of Western Australia.