

**5 Bay Crescent, Peppermint Grove Beach, WA, 6271**

**House For Sale**

Monday, 28 October 2024



5 Bay Crescent, Peppermint Grove Beach, WA, 6271

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Simple Seaside Living

Experience tranquil beachside living with this cleverly designed beach-house just footsteps from the pristine shoreline of Geographe Bay. Built with solar-passive principles in mind this home captures abundant natural light through wide glass sliders and soaring ceilings flooding the open plan living areas with warmth and energy. The sheltered "U-shaped" balcony seamlessly connects the indoor and outdoor spaces offering northerly ocean views.

Positioned in a quiet cul de sac this beach house offers a serene retreat where almost every window frames a glimmering blue ocean. Constructed by Country Builders this home features a well considered floor plan with excellent separation between living & sleeping quarters ensuring privacy and comfort. The galley style kitchen is well equipped with ample bench & storage solutions a miele dishwasher and a large walk in pantry. Enjoy meals in the dining area which flows effortlessly onto the decked outdoor alfresco space, complete with shade sail for comfort on summer days. The three queen size bedrooms all boast ocean views with the primary bedroom offering a walk through robe and ensuite bathroom. The second bathroom services the other two bedrooms and a third toilet is located off the laundry on the ground floor. Temperature controlled via the split system A/C unit in the lounge along with ample storage options including an under-stair wine storage alcove. Outside the established reticulated native gardens create a peaceful oasis - complimented by a 9000L water tank connected to the laundry and retic system. The exposed aggregate driveway & carport provides covered parking for 3+ vehicles including extra high clearance making it perfect for small boats or caravan cover. A generous sized room off the carport provides a convenient & secure storage area.

5 Bay Crescent is a perfect blend of simplicity, functionality and location. It's 'move in ready' (for Christmas) and also provides an excellent lock and leave option, ideal for those seeking a hassle-free home or holiday home. The coastal location and vibe make this property a standout choice.

Conveniently situated on the coast, between Bunbury & Busselton in the Shire of Capel. Peppermint Grove Beach offers easy commuting from Perth (via the soon to be completed Bunbury Outer Ring Road) making it an attractive "Down South" weekend destination or pristine home base. Need to be elsewhere in a hurry? The Busselton Margaret River Airport is a convenient 30 minute drive and provides a super convenient launching point if you're flying out to the East Coast & beyond.

\*Optional furniture

Contact Larisa for inspection arrangements. Private inspections only.

- Solar passive - steel frame podium with timber framed house
- Built in 2011 by Country Builders
- Tranquil beachside cul de sac in the northern enclave of Peppermint Grove Beach
- Three queen size bedrooms - all enjoying ocean views
- Two bathrooms: ensuite with walk through robe/dressing area
- Thoughtfully considered floor plan with good separation between living and sleeping quarters - all on first floor
- Galley kitchen with Miele dishwasher, under bench oven, four burner gas cooktop & exhaust fan, breakfast bar & large walk in pantry
- Dining and lounge area that flows out onto entertaining decked area via large sliders
- Split system A/C for heating and cooling in dining/lounge area
- Established low maintenance native gardens - reticulated off mains, supplemented from water tank
- Large lockable storage room with double door entry, convenient to carport \*optional shelving
- Water tank 9000L connected to laundry and retic
- Mains water supply, power, NBN available, septic tanks
- Solar hot water system with gas booster
- Laundry area with third toilet
- Under stair wine storage

- ? Stairs up to central living, dining & sleeping area
- ? LED lighting
- ? Office nook
- ? Vinyl flooring in high traffic areas
- ? Linen storage cupboard in hallway
- ? Elevated & panoramic views captured from Bunbury Lighthouse to Cape Naturaliste
- ? Exposed aggregate driveway with ample covered parking for 3+ vehicles (approx. 3m height)
- ? Fenced yard
- ? Pathway to beach and walking paths beyond down to Capel River
- ? Block size 862m<sup>2</sup> with 26.5m frontage
- ? Gas bottles leased
- ? \*\*\* Optional furniture & electrical \*\*\*\*\*

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