



275 Timber Creek Crescent, COONDLE, WA 6566

A Hillside Sanctuary with Spectacular Valley Views & Unforgettable Entertaining areas

There are homes and then there are experiences.

Located in sought-after Timber Creek Crescent, this exceptional hillside residence is beautifully shielded from road noise, offering absolute peace and privacy just moments from town.

Privacy. Silence. Space. Creativity. Community.

This is the kind of property that makes buyers fall quiet mid-inspection. The kind where they step onto the terrace and simply say, "Wow."

Positioned proudly at the top of its 2.07 ha. (5 acre) block, this New Zealand-inspired home was specifically designed for elevated living - maximising stability, protection and sweeping panoramic valley views.

A rare sealed driveway leads you smoothly to the summit - no endless dust, no constant car cleaning - just a refined arrival to something truly special.

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TYPE: For Sale

INTERNET ID: 300P193727

SALE DETAILS

Offers from \$990,000

CONTACT DETAILS

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Northam**

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By day, the views stretch endlessly across treetops and rolling landscape. In the cool of the morning and evening, kangaroos move quietly through the lower section near the seasonal winter creek, adding a sense of calm and magic to everyday life.

This is hillside living at its most breathtaking.

Designed for Living, Creating & Gathering

Spanning two flexible levels, the home offers four bedrooms and three bathrooms with exceptional versatility.

The lower level includes a bedroom and full bathroom with its own entrance - ideal for guests, extended family or independent living. Currently configured as a music and fitness studio, this space could easily transform into an incredible master suite, theatre room or fully self-contained accommodation, with kitchenette provisions already in place.

Upstairs, daily life revolves around light and view. The kitchen, dining and family space is framed by panoramic windows and sliding doors that open to a balcony breakfast bar - the perfect place for morning coffee or evening G&Ts overlooking the valley.

Cooking here is a joy. The outlook becomes part of the experience.

Premium inclusions elevate the kitchen into true foodie territory, including a boiling, chilled and sparkling water system, electric oven with gas hob, marble butcher's block, a clever corner pantry with potential for hidden walk-in conversion, and a brand new European wood burner for winter ambience.

Behind the kitchen sits a cleverly positioned space currently used for storage and a private spirits collection. With its location and external access, it also offers potential as a walk-in pantry, butlers kitchen or additional storage or discreet secondary entrance.

Three bedrooms enjoy valley views - one currently configured as a large studio, the other as a main bedroom that steps out onto the veranda outside and the ancillary bedroom downstairs which also opens out to the veranda.

A Formal Lounge Like No Other

At the rear of the home, vaulted ceilings soar above an extraordinary formal lounge anchored by a large wood fireplace.

Warm, acoustic and atmospheric, this is a room made for gathering. It has hosted intimate house concerts for over 35 guests, with bifold windows opening directly onto the entertainer's terrace - seamlessly blending indoors and out.

Adjacent lies the expansive master suite, currently used as a recording studio and office, complete with private balcony access, valley views, walk-in robe and ensuite.

Climate comfort throughout includes reverse cycle air conditioning, evaporative cooling in the formal lounge, and ceiling fans.

A compact, newly built laundry is cleverly integrated into the master suite with stacked washer/dryer and access to a built-in washing line on the lower terrace.

The Entertainer's Terrace - Where the Magic Happens

Step outside and the home truly reveals its soul.

A vast split-level terrace unfolds before you with uninterrupted valley views and exceptional entertaining capacity. Undercover dining comfortably accommodates ten or more, complemented by three outdoor food preparation zones including a large roofed BBQ, a traditional rotisserie, pizza oven, open fire pit and spa.

Specialised outdoor blinds can be installed within minutes, protecting the terrace during weather events and ensuring your dining experience is never compromised.

Fully reticulated herbs flourish in pots across the terrace, and as evening falls, the lighting transforms the space into something intimate and cinematic.

It is not simply an outdoor area - it is an experience.

Gardens, Sustainability & Practicality

The low-maintenance grounds feature striking succulents and flowering plants year-round, along with established vegetable beds currently producing radishes, rhubarb, celery, basil, onions and parsley.

Three water tanks provide over 300,000 litres of storage, servicing both the home and a full sprinkler system for bushfire protection.

Key Features at a Glance

- 2.07 hectares (5 acres) elevated hillside position
- Sealed driveway
- 4 bedrooms | 3 bathrooms
- Flexible lower-level accommodation with separate entrance
- Expansive valley views
- Balcony breakfast / G&T bar
- Boiling, chilled & sparkling water system
- Electric oven with gas hob
- Marble butcher's block
- European wood burner
- Vaulted formal lounge with wood fireplace
- Bifold windows to terrace
- Entertainer's terrace with undercover dining for 10+

- Roofed BBQ, rotisserie, pizza oven & fire pit
- Spa
- Specialised outdoor weather blinds
- Reverse cycle air conditioning
- Evaporative cooling
- Ceiling fans
- Newly built laundry
- Three water tanks (over 300,000L)
- Full sprinkler system for bushfire protection
- Established vegetable beds
- Double garage with electric door
- Garden shed
- Under-house storage

A Rare Combination

Privacy. Silence. Creativity. Community.

Food, firelight and valley views.

A distinctive hillside sanctuary offering flexibility for extended family, artists, musicians, entertainers - or those simply seeking something extraordinary.

This is not just a home.

It is a lifestyle with soul.

Inspection will leave you speechless.

Other features: Area Views, Bush Retreat, Creative

- Land Area 2.07 hectares
- Building Area: 207.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 4
- Single garage







