



58 Peppermint Grove Terrace, PEPPERMINT GROVE BEACH, WA 6271

EXECUTIVE BEACHFRONT LIVING WITH TIMELESS CRAFTSMANSHIP

Offered to the market for the first time, this exceptional owner-occupied residence represents a rare opportunity to secure an architecturally considered, executive home in one of Peppermint Grove Beach's most desirable positions.

Cleverly designed and built into the landscape, this remarkable residence offers breathtaking ocean views from the main living area, alfresco, study and master bedroom, while its unique configuration provides the versatility of two homes in one - all forming part of the original construction.

Built in 2005, the home combines the strength and permanence of double brick construction with concrete upper and lower levels, decorative high ceilings and a remarkable collection of natural materials that have been carefully selected and lovingly incorporated throughout.

The craftsmanship is immediately evident, with extensive use of beautiful natural timbers sourced from the sellers' own farm. A solid Marri staircase creates a stunning centrepiece between the upper and lower levels, while Jarrah double doors, a Blackbutt

TYPE: For Sale

INTERNET ID: 300P196751

SALE DETAILS

Offers

CONTACT DETAILS

Bunbury
11 Stirling Street
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front entry, Jarrah office flooring, Marri flooring to the master and second bedrooms, Jarrah alfresco ceiling, and Jarrah skirtings and door frames showcase the quality and attention to detail throughout.

Adding to the home's distinctive character is the extensive use of hand-picked Donnybrook stone, featured in the front retaining wall and along the driveway, around the plumbed bar and at the front entry.

ENTERTAINING & OCEAN VIEWS

The main living level is designed to embrace the coastal lifestyle. Soaring decorative ceilings frame the generous open-plan living and dining areas, while the beautiful chef's kitchen offers an abundance of storage, a breakfast pantry, walk-in storage pantry, canopy rangehood, gas cooktop, electric oven and dishwasher.

The living area flows seamlessly through to the veranda that wraps around the home, creating an exceptional connection between the indoors and outdoors. The plumbed bar is perfectly positioned for entertaining, while the expansive alfresco area, complete with all-weather blinds, provides an ideal space to enjoy the stunning ocean outlook in all seasons.

From the main living area, alfresco, study and master bedroom, the views extend directly towards the ocean, creating a spectacular backdrop to everyday life.

EXECUTIVE ACCOMMODATION

Upstairs, the home offers two generous bedrooms, two bathrooms and a study, which could easily be utilised as an additional bedroom if desired.

The luxurious master suite enjoys stunning ocean views and features a massive walk-through robe and ensuite with a separate toilet. The second bedroom includes ample built-in storage, while the main bathroom provides both a separate bath and shower, complemented by a separate powder room toilet.

The home has also been thoughtfully designed with accessibility in mind, with entry from the second storey and wheelchair-friendly access.

A SECOND LIVING ZONE

Downstairs, the home continues to impress with an incredible amount of flexibility and space.

A kitchenette overlooks a huge area that could be utilised as a games room, entertaining zone or additional living space. There is also a third guest bedroom, bathroom with toilet and another living area that can be accessed via its own separate entry.

Massive under-stair storage provides an abundance of additional space and could even be transformed into a wine cellar. Exposed plumbing has also been cleverly incorporated, allowing excellent access for trades and providing future flexibility.

The laundry is exceptionally spacious, with extensive cupboard storage running across the wall.

OUTDOOR LIVING & PRACTICALITY

Set on a rectangular 812m² block, the property has been cleverly designed to work with the natural landscape.

A poured limestone driveway provides ample parking for multiple vehicles, while two separate fully enclosed garages sit under the main roof, both with automated doors and direct access to the first and second levels of the home.

Additional features include ducted reverse cycle air conditioning, solar hot water, solar panels and a design that provides an exceptional combination of comfort, practicality and energy efficiency.

A RARE OPPORTUNITY

Owner occupied and offered for sale for the very first time, this is a home of genuine substance, individuality and quality.

From the natural timbers sourced from the sellers' own farm and the hand-picked Donnybrook stone, to the spectacular ocean views, dual-living versatility, incredible entertaining spaces and thoughtful accessibility features, this is far more than just a beachfront residence.

This is a truly unique executive home, built with purpose, crafted with care and designed to embrace the exceptional coastal lifestyle that Peppermint Grove Beach has to offer.

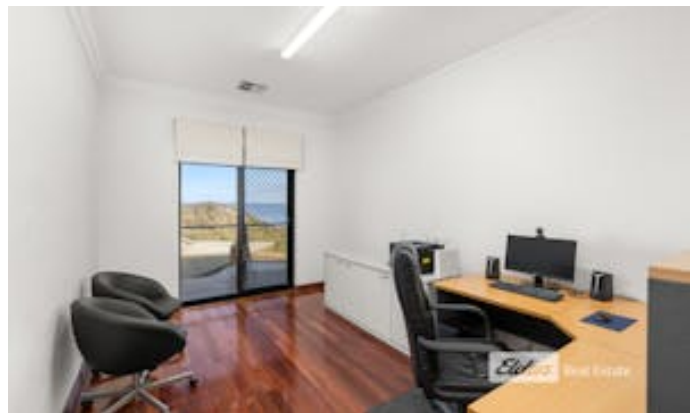
Bec Slade â## 0417 921 524. "I work, live and breathe the lifestyle that I sell."

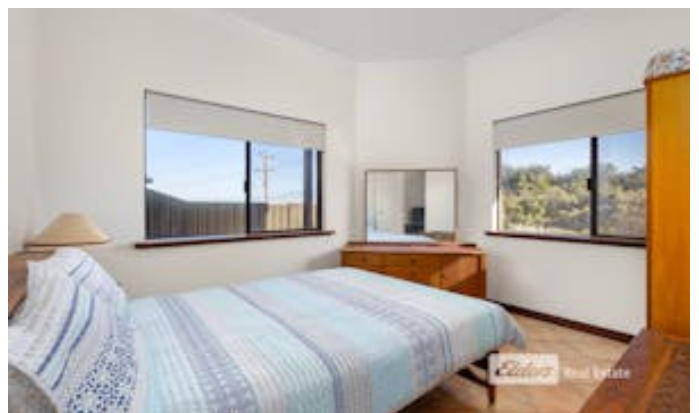
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Other features: Area Views, Beach Front, Car Parking - Basement, Car Parking - Surface, Disabled Access

- Land Area 812.00 square metres
- Bedrooms: 3
- Bathrooms: 3
- 3 car garage
- Ensuite
- Floorboards









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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Marques Photography gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.