



1947 Dunn Rock Road, CONDINGUP, WA 6450

Proudly listed by Julie Jackson and Keith Ogle, Elders Real Estate Esperance

Escape to Coastal Country Living

If you're dreaming of a South Coast lifestyle that blends peaceful rural living with easy access to some of Esperance's most stunning beaches, this exceptional Dunn Rock Road property delivers.

Set on 50 hectares, the centrepiece is a beautifully crafted homestead where quality and attention to detail are evident throughout. Designed for comfort and space, features include high ceilings, polished hardwood floors, double-glazed windows, ceiling fans, and ducted reverse-cycle air conditioning.

The well-considered layout offers open plan living with a stylish kitchen, island bench and Esse combustion stove, complemented by two separate lounge areas, a dedicated office, and five generous bedrooms. Wide wraparound verandas overlook established, manicured gardens, creating the perfect setting to relax and unwind.

For extended family or guests, a separate five-bedroom cottage provides comfortable additional accommodation. Both homes are serviced by rainwater.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P197808

SALE DETAILS

\$1,650,000

CONTACT DETAILS

Esperance

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Infrastructure is equally impressive, with two substantial sheds-a 24m x 12m open-bay workshop and a 21m x 7m enclosed shed complete with man cave.

The property also features 136,000 litres of rainwater storage, three bores for garden supply, plus a soak and dam providing paddock water (and the bonus of yabbies).

Opportunities of this calibre-combining a quality-built home, lifestyle acreage, and proximity to sought-after coastline-are rarely offered.

For further information or to arrange your inspection, contact Julie Jackson, Elders Real Estate Esperance.

Need to know â##

- 50 Hectares
- Zoned Rural
- Spacious 5 bedroom, 2 bathroom homestead
- Each bedroom is king size
- High ceilings throughout
- Polished hardwood flooring throughout main living, bedrooms and hallways
- Slate flooring in kitchen and games
- Double-glazed windows throughout the home with French tilt and turn windows
- Fully insulated
- Ceiling fans
- Ducted reverse cycle air conditioning throughout
- Quality pendant lighting throughout
- Wide entrance hall
- Open plan kitchen with Esse combustion stove, wide stainless-steel oven, wooden benchtops, island bench, soft close drawers, dishwasher, double farmhouse sink, large walk-in pantry
- Dining, stained glass windows, direct access to North verandah
- Family room, wood fire with bricked heat sink, wooden mantle, bay window with storage
- Office
- Games room, stained glass feature doors, wood fire with bricked heat sink, wooden mantle, ceiling fan, 2 doors to North and East verandahs
- Spacious primary bedroom with walk-in robe, bay window with storage
- Ensuite, tiled, double shower recess, mirrored cabinets, heat lamp, separate W, linen press
- Side reception room
- Powder room

- Bedroom 2, double built-in, ceiling fan
- Bedroom 3, double built-in, ceiling fan
- Bedroom 4, double built-in, ceiling fan
- Bedroom 5, 4 door sliding robe, ceiling fan
- Bathroom, freestanding bathtub, shower recess, vanity, mirrored cabinets, heat lamps, linen press
- Walk in storage/linen press
- Laundry, built-in cabinets with wooden benchtop, broom cupboard, separate toilet, direct access to carport
- Double carport UMR
- Wrap around verandahs
- Separate 5-bedroom, 1-bathroom accommodation
- Both residences plumbed to rainwater
- 24x12m open bay workshop
- 21x7m enclosed workshop
- 136,000 litres of rainwater storage
- 3 bores
- Paddock water from soak and dam

Esperance 43kms

Dunn Rock beach 16kms

Condingup 30kms

Every precaution has been taken to establish the accuracy of the above information; however, prospective purchasers are advised to carry out their own due diligence

Other features: Bush Retreat, Prestige Homes

- Land Area 50 hectares
- Building Area: 628.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double carport
- Floorboards









