



**DUNSBOROUGH**  
**72 Gifford Road** - PID: 853286

**\$1,250,000 - \$1,290,000**

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## CLASSY COASTAL ABODE

It is impossible to not be impressed by this wonderful custom designed, double story 4 bedroom 2 bathroom Executive family home. From the moment you enter the wide double doors, the quality of this homes appointments & finishes are immediately apparent. The enormous open plan living/dining/kitchen area links seamlessly to the Queensland Iron Box Decking, complete with free standing, cedar-lined, outdoor entertaining area that is sheltered by the vast Tasker shade sails. This fully fenced area is beautifully landscaped & is a safe haven for children & pets.

The State of the Art kitchen, featuring oodles of cupboard & storage space, is complimented by the stunning Caesarstone benchtops & quality appliances. The Southern wing consists of 3 double sized bedrooms all sharing the spacious 2nd living area which is serviced by the modern bathroom & laundry facilities.

There is also a powder room and a home office to complete this brilliantly designed ground floor.

Upstairs is your own private escape which boasts a large master bedroom with ensuite & the 3rd living area, both of which enjoy direct access to the wide balcony with feature timber-lined ceilings and East North Easterly vistas to the ocean.

This property is perfectly situated opposite the beach and is approximately 500m from the Dunsborough Town Centre. The many other features include a wood fire, air-conditioning, a double lock up garage (that links to the kitchen,) plenty of parking, outdoor shower facilities, dual driveways with a separate gated area for the caravan or boat & much much more

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