



SOLD

STUNNING BEACHSIDE ESTATE!

BELLA VILLA

Situated within a short 450m stroll of the Dundowran Beach shoreline, this distinctive 5 bedroom/ 4 bathroom luxury estate offers a timeless blend of architectural elegance and modern functionality. Set on a sprawling acre of perfectly manicured lawns and gardens, this private haven is not just a home - it is a gateway to a lifestyle rich in luxury, natural beauty, and coastal charm.

As you enter the home via the majestic, vaulted entrance foyer, you will be immediately impressed by the elegant, 5-tiered crystal chandelier, decorative arched windows overlooking the grounds, and stunning hand crafted staircase complete with a custom wrought-iron balustrade.

The living spaces within the home feature extra-high ceilings and decorative cornices and have been crafted to foster an atmosphere of grandeur and intimacy. This attention to design is made most apparent in the formal lounge room, which (with the addition of a cozy fireplace) becomes a sanctuary on cooler evenings. Rosewood, bi-fold doors seamlessly integrate the indoor and outdoor zones of the home, allowing you to adjust the openness of the entertainment areas according to your needs.

The inclusion of state-of-the-art appliances and granite bench tops in the gourmet kitchen firmly establish this home as an entertainer's paradise. A retractable servery window allows you to dish up culinary delights directly to guests in the outdoor entertainment area. Each bedroom is a spacious retreat featuring plantation shutters, ducted air conditioning, built-in wardrobes (in four bedrooms), and recently updated ceiling fans. The master suite is large enough to double as a parent's retreat and features a walk-in wardrobe and ensuite with bidet.

The grounds of the estate encompass an acre of resort-style lawns and gardens, with a tranquil courtyard and recently updated pool serving as the centerpieces. Complete with sauna, spa, shower and change room facilities, you can relax into a lifestyle that embraces the outdoors and redefines serenity. For equestrian enthusiasts (STCA), stables and beach proximity perhaps offer the opportunity for seaside riding.

The estate also embraces eco-friendly living, with a substantial 13.3KW solar system, solar hot

5 BED | 4 BATH | 4 CAR

PRICE:
\$1,700,000

OPEN FOR INSPECTION:
N/A



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34 SAWMILL ROAD, DUNDOWRAN BEACH

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.