



42 Allan Road Binningup, WA



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Beachside Elegance with Ocean Views

This magnificent home has been perfectly positioned to make the most of the ocean views and the northerly aspect. Beach lovers will be in awe of the location, just an effortless stroll to the sandy beach & clear blue water. Built in 2001 by J Corp and designed to maximize the north & west facing ocean views, this property has stood the test of time and has been lovingly maintained by the current owners.

Come inside the front door and you will find:

- A wide tiled entry with feature tile entry statement.
- On the downstairs level there are 2 bedrooms, both with double window treatments, and single built-in robes.
- A fourth bedroom is located on this level and has great ocean views.
- A parents retreat or additional living area also occupies this level. Two sets of French doors allow guests to spill out onto the balcony that runs along the front of the home or

For more details please visit :

<https://www.summitbunbury.com.au/7347875>

Price: Sold By Ruth Nandapi

Council Rates: \$2,073.00/year (approx)

Water Rates: \$278.00/year (approx)



Ruth Nandapi

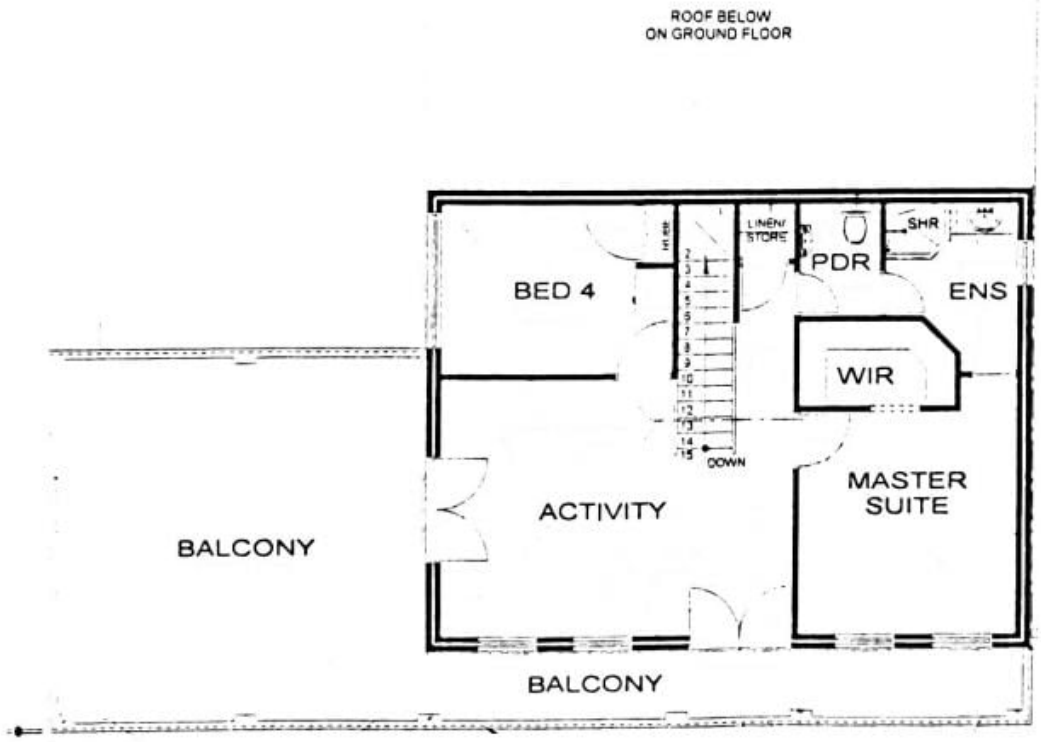
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Ruth Nandapi

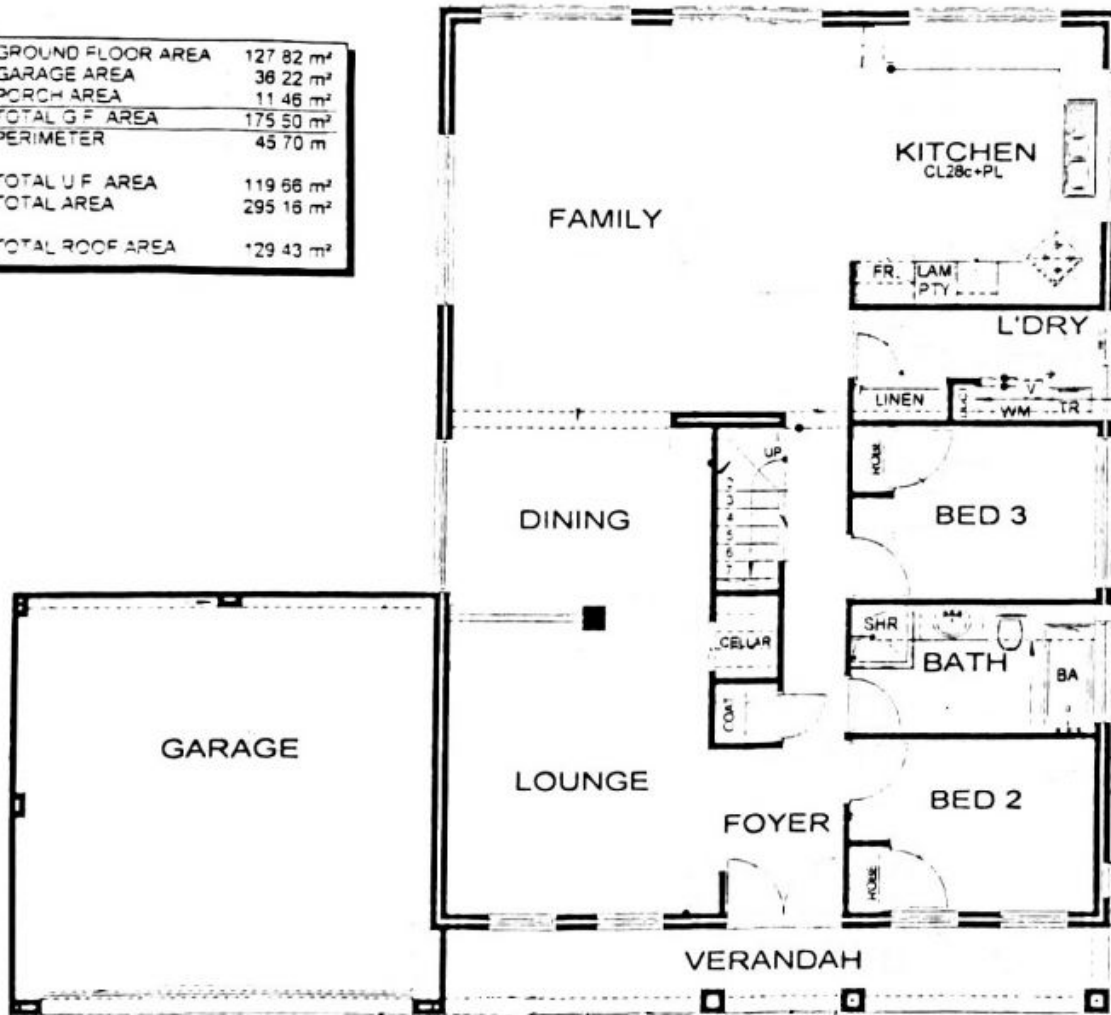
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UPPER FLOOR AREA	71.98 m ²
BALCONY AREA	47.58 m ²
TOTAL U.F. AREA	119.56 m ²
PERIMETER	34.29 m



UPPER
FLOOR PLAN

GROUND FLOOR AREA	127.82 m ²
GARAGE AREA	36.22 m ²
PORCH AREA	11.46 m ²
TOTAL G.F. AREA	175.50 m ²
PERIMETER	45.70 m
TOTAL U.F. AREA	119.66 m ²
TOTAL AREA	295.16 m ²
TOTAL ROOF AREA	129.43 m ²



GROUND FLOOR PLAN