



21 Reading Road, Myalup



## A COASTAL SANCTUARY BETWEEN LAKE AND SEA

Tucked away in the peaceful seaside community of Myalup, 21 Reading Road presents a truly unique coastal retreat where nature, comfort and character come together across three thoughtfully designed levels. Built in 1982 to capture the surrounding views and natural light, this distinctive home sits on a private 675m<sup>2</sup> block and offers approximately 210m<sup>2</sup> of living space, making it an exceptional opportunity whether you're seeking a serene permanent residence, a holiday escape, or a high-performing Airbnb investment (STCA).

From the moment you step inside the main living level, you'll appreciate the warmth and charm created by polished jarrah floorboards that flow throughout the living spaces. Sunlight pours through the windows, filling the lounge with natural light and highlighting the welcoming fireplace – the perfect place to gather on cooler evenings while the split system air conditioning ensures year-round comfort. The kitchen is both homely and functional, featuring a dishwasher and a generous

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**Price** Offers Over \$879,000  
**Property Type** Residential  
**Property ID** 1464  
**Land Area** 675 m<sup>2</sup>

### AGENT DETAILS

Nicole Kelly - 0447 648 842

### OFFICE DETAILS

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900mm gas cooktop, ideal for preparing meals while staying connected to the heart of the home.

Two minor bedrooms are also located on this level, both complete with built-in robes and reverse cycle air conditioning, making them comfortable and practical spaces for family or guests.

The top floor is dedicated to the private master retreat. Here, the main bedroom opens to a peaceful upstairs lounge area where you can unwind with a book or simply enjoy the quiet surroundings. Step out onto the balcony and take in the rustling trees, abundant birdlife, and tranquil views of Lake Preston. With a reverse cycle air conditioner, ceiling fan and a modern, sleek ensuite, this level provides a tranquil haven at the end of the day.

Downstairs, the ground level offers wonderful flexibility with a separate bedroom that enjoys its own private access – perfect for a teenager, guests, or potential Airbnb accommodation. An additional room on this level provides the ideal space for a gym, activity room, home office or creative studio.

Outside, the property continues to impress with a rear yard that feels like your own private oasis. Designed for relaxation, the space offers peace, privacy and a touch of Zen with multiple areas to unwind. An outdoor hot and cold shower is perfect after a swim at the beach, while the patio overlooks a fenced spa, creating an inviting setting to entertain or relax beneath the trees. The property also has solar panels.

Throughout the property you'll discover quiet balconies and secluded corners that encourage you to slow down, breathe in the sea air and truly enjoy the surroundings. Nestled between Lake Preston and the beach, you can even hear the ocean rolling in at night – a gentle reminder of how close you are to the coast.

Located directly across the road from a park and only an approximate 10 minute walk to the beach, this peaceful location offers the best of

coastal living while remaining wonderfully private and quiet. Whether you're looking for a lifestyle change, an investment opportunity, a coastal family home or the perfect place to retire, this property offers endless possibilities.

Offers Over \$879,000

For more information contact Nicole Kelly on 0447 648 842.

**Viewing by appointment only.**

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