



Binningup, 8 Georgia Street

Modern Family Living right near the beach



For Sale
Offers Over \$749,000

View
ljhooker.com.au/170EHND

Contact
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Welcome to this stunning, contemporary home located on a spacious 805m² corner block, offering a generous 227m² of living space. Built in 2017, this beautifully designed 4 bedroom, 2 bathroom residence is perfect for modern family living. With a host of high end finishes and functional features, it promises comfort, convenience, and style for years to come. The home has just been freshly painted throughout so all you have to do is move in and start enjoying.

Key Features:

- Spacious & Stylish Living: 227m² of meticulously designed floor plan to accommodate the growing family or just those that like space.
- Modern Kitchen: A chef's dream with sleek white marble style stone bench tops, large island bench, 900mm appliances, induction cooktop, and a massive butler's pantry offering endless storage.
- Open Plan Living: Enjoy an open plan living room that offers multiple layout options,



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(08) 9791 6880

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seamlessly flowing into the alfresco area.

- Large Theatre Room: Situated at the back of the home with sliding doors leading to the alfresco, perfect for movie nights or family gatherings.
- Generous Alfresco: Ideal for year round entertaining with pull down blinds for complete weather protection, plus a fire pit to create the perfect outdoor ambiance.
- Comfort Year Round: Ducted reverse cycle air conditioning ensures comfort throughout every season.
- Private Study: A separate study at the front of the home, perfect for a home office or quiet workspace.
- Master Retreat: A luxurious ensuite with a large shower and vanity, the walk in robe has enough space for biggest shoe collector.
- High Clearance Double Garage: Extra high ceilings and a convenient PA door to the backyard, perfect for accessing your outdoor space.
- Retained Backyard: A multi-level, retained backyard offering a unique space to unwind, with room for kids to play or for gardening enthusiasts.
- Close to Recreation & Beach: Just a short stroll to Binningup Recreation Park, and only a quick drive to the beach perfect for those who love to feel the sand between their toes.

This home is a true representation of modern family living luxurious, practical, and perfectly located. Contact us today to arrange a viewing and secure your slice of paradise!

Contact Ned today on 0488 556 452 for more information!

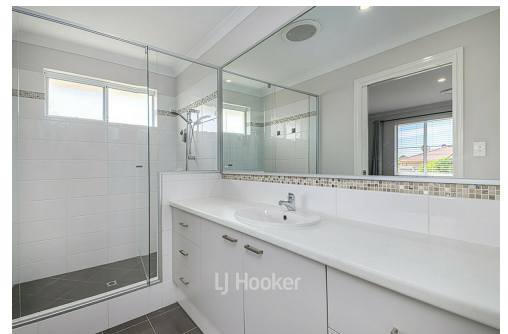
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More About this Property

Property ID	170EHND
Property Type	House
House Size	227 m2
Land Area	805 m2
Including	Ensuite Toilets (2)

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