



19 Darter Street, Broadwater

Beautifully Renovated & Ready to Enjoy!

This beautifully renovated open-plan home has so much to offer, combining modern updates with comfortable family living.

Ideally located within walking distance to parklands and close to the well-established Vasse shopping precinct, convenience is right at your doorstep.

THE NEW LIST

Freshly painted throughout in a neutral, contemporary palette to suit any décor.

Brand new carpets in all bedrooms, including the spacious master retreat with walk-in robe.

New blinds installed throughout.

Both the main bathroom and ensuite have been fully renovated, with the main bathroom featuring a large deep bath and new cabinetry, including additional storage behind the mirror.

The laundry has been upgraded with new cabinetry, stone benchtops, and modern tapware.

Stylish Elmfield Collection luxury vinyl plank flooring has been

4 2 2

FOR SALE

Offers From \$1,050,000

AGENTS

Karen Kemp

0417 178 098

karen.kemp@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



installed throughout the main living and high-traffic areas.

The kitchen has been refreshed with new benchtops, dishwasher, rangehood, and gas cooktop, along with a new stainless steel dual sink and tapware.

The master suite offers an extended sitting area, walk-in robe, new ensuite, and fresh carpeting.

Minor bedrooms include recessed robes, new carpets, and fresh paint throughout.

LIVING AREAS

A separate lounge is positioned at the front of the home.

The heart of the home features a spacious open-plan kitchen, dining, and living area.

Enjoy the flexibility of three separate living spaces.

FEATURES

Ducted reverse-cycle air conditioning (recently serviced)

5kW solar panel system

Covered alfresco area with aggregate flooring and two drop-down blinds

Security screen doors to front and rear

Garden shed (approx. 3m x 3m)

Established fruit trees

2.9m side access, plus double carport with convenient internal access to the kitchen

NBN available and natural gas connected

Easy-care, established lawns and gardens

Gas bayonet in the lounge room

Move straight into this 2005 built, fully renovated, ready-to-enjoy home, set in a safe, family-friendly neighbourhood with welcoming neighbours. Conveniently located close to Vasse Primary School and Cape Naturaliste College.

Call Karen Kemp on 0417 178 098 today to arrange a viewing!

MORE DETAILS

Property ID	1A7RHND
Property Type	House
House Size	156 m2
Land Area	585 m2

Karen Kemp 0417 178 098

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

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CONCRETOR NOTE
CONC. PAD FTGS. @-3c
FOR STEEL POSTS, SEE
ENGINEERS DETAILS.

BRK LAYER NOTE
TERM-MESH TERMITE
TREATMENT REQUIRED.

5mm RODS & 3c OF
LONGREACH FROM X-X
AS INDICATED, AND TO
ANY OPENING EXCEEDING
2.4m IN WIDTH.

PROVIDE CASING BEADS TO ALL EXTERNAL CORNERS OF INTERNAL PLASTERED WALLS & SLIDING DOOR REVEALS.

ROOF FRAME NOTE
MANHOLE TO BE TRIMMED OUT TO 550mm x 600mm.

PLANS DETAILED FOR
TRADITIONAL ROOF FRAME
CONSTRUCTION CONFORMING
TO A.S. 1684. HOME BUYER'S
CENTRE RESERVE THE RIGHT
TO USE AN ENGINEERED
TRUSS ROOF ALTERNATIVE.

ROOF BEAM LOCATION & SIZE
SHOWN ARE INDICATIVE ONLY.
HOME BUYER'S CENTRE
RESERVE THE RIGHT TO
MODIFY BEAMS WITHOUT
NOTICE WHILST CONFORMING
TO A.S. 1684.

50mm WIDE SHELVE & RAIL
550mm HIGH TO BEDS 1,2,3 & 4
DOWEL RAILS TO BE FIXED
50mm ABOVE F.F.L.
KITCHEN SHELVES TO PANTRY, SEE
SHEET 5 FOR HEIGHTS.

BOTH CORNICES TO RUN
HUR 100mm SOFFIT BETWEEN
S INDICATED ON PLAN.

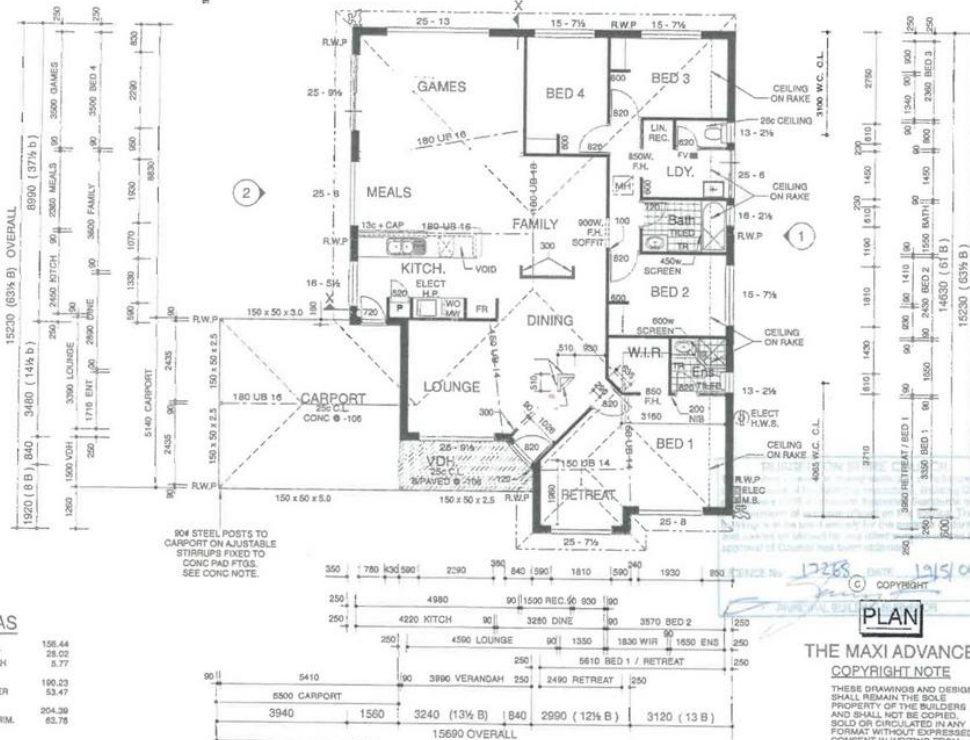
ALL DIMENSIONS TAKE
REFERENCE TO SCALE.

MEASUREMENTS SHOWN ON PLAN ARE BRICK SIZES. PLEASE ALLOW AN EXTRA 1/2" TO EACH WALL FOR PLASTER & SET. THIS ALLOWANCE SHOULD BE CONSIDERED WHEN CALCULATING CLEARANCES FOR FUTURE FITTINGS.

5. & PLACING OF RWP'S
APPROX. & GOVERNED
BY ROOF STRUCTURE & AT
CUMBERS DISCRETION;
THE HOMEBUYERS CENTRE
RESERVE THE RIGHT TO VARY
ANY DIMENSIONS AND
MATERIALS FROM THOSE ON
DISPLAY PLEASE CHECK
SPECIFICATIONS AND ADDENDUM

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COASTAL BUILDING REQUIREMENTS



HOUSE	156.44
CARPORT	28.02
VERANDAH	5.77
TOTAL	190.23
PERIMETER	53.47
ROOF	204.39
ROOF PERIM.	63.78

THE MAXI ADVANCE
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DRAWN - RIL
DATE - 27/03/04
SCALE - 1 : 100
SHEET 2 OF 5 DWGS
JOB No. 30315

AMENDMENT
27/03/04 Contd

PROPOSED RESIDENCE TO BE ERRECTED ON -
LOT 347 DARTER STREET, IBIS GARDENS,
BUSSELIEN.
FOR -
K.J. WHITBURN

Homebuyers Centre.
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