



Broadwater, 3 Timberrill Crescent

Easy Living - Comfort Meets Convenience

This 3-bedroom, 1-bathroom home is designed with comfort and practicality in mind, offering an ideal blend of easy living features and a low-maintenance lifestyle. Here's what you'll love about this property:

- * Central Kitchen with gas cooktop, electric oven, and rangehood - perfect for the home chef.
- * Reverse cycle air conditioning for year-round comfort and a cozy gas fireplace for those cool winter nights.
- * Natural gas is connected; Hot Water System is electric, for easy living.
- * Two Separate Living Areas - One with New Carpet
- * Fully fenced yard with reticulation on mains for gardens beds, keeping your outdoor space neat and low maintenance.
- * North facing patio for entertaining.
- * 2-bay powered shed (approx. 6x7m) with side access, providing ample storage or a



For Sale
Offers From \$685,000

View
ljhooker.com.au/17CAHND

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Disclaimer: 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.

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workshop space.

* Security screens to doors and windows to both the front and back for added peace of mind.

* Easy Care and Established Gardens and Lawns

* Fully Fenced Lot 607M2

Location Highlights:

A short drive to the beach, close to medical practices, and located nearby to the new Vasse precinct; Coles, Liquorland, doctors, farmers market, Amelia Park Tavern and restaurants, as well as general stores and fuel stations. A short drive to the beautiful Margaret River wine region.

This home was built in 1998 and is nestled in a quiet, family-friendly neighbourhood, offering the ideal balance of comfort, convenience, and practicality.

Don't miss out on this opportunity! Call me today on 0417 178 098

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	17CAHND
Property Type	House
Land Area	607 m2
Including	Air Conditioning Outdoor Entertaining Workshop Fully Fenced

Karen Kemp 0417 178 098

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