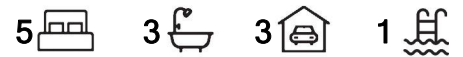


## Broadwater, 42 Sherwood Crescent

### Second Chance to Secure Your Coastal Dream Home!



Licensed for Airbnb - This is your rare opportunity to own a stunning 5-bedroom, 3-bathroom family home approx. 500 meters from the beautiful shores of Geographe Bay. Located in the peaceful, sought-after suburb of Broadwater, this property combines luxury living with the ultimate coastal lifestyle.

Previously under offer through a private sale, it's now back on the market, offering you a second chance to secure your slice of paradise. "Built in 2020 by Dale Alcock".

The uniqueness this home offers is that there are 2 potential homes under one roof. The main part of the property is a 4x2 with a separate self-contained studio - ideal for blended living or rent out.

BED 'N' BATH MASTER HOME

\* 4 bedrooms



**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.

**For Sale**  
Offers From \$1,200,000

**View**  
[ljhooker.com.au/17JXHND](http://ljhooker.com.au/17JXHND)

**Contact**  
**Karen Kemp**  
0417 178 098  
[karen.kemp@ljhsouthwest.com.au](mailto:karen.kemp@ljhsouthwest.com.au)

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**(08) 9791 6880**

- \* 2 bathrooms
- \* Master suite offers a private ensuite, walk-in robe and ample space to unwind
- \* 3 minor bedrooms, all generous in size with built-in robes and carpeted flooring
- \* Minor bathroom has a bath

#### KITCHEN

- \* Stone bench tops
- \* Stainless Steel rangehood
- \* Dual electric ovens
- \* Gas cooktop
- \* Dishwasher
- \* Ample cupboard space and storage
- \* Walk-through to generous sized scullery

#### LIVING

- \* Theatre room ideal for family gatherings or entertainment
- \* Open plan central lounge and dining blends seamlessly for added living space

#### FEATURES

- \* Ducted reverse cycle throughout the home
- \* 5Kw solar panels
- \* Instantaneous gas hot water (natural gas connected)
- \* Neutral contemporary paint tones throughout to suit any décor
- \* Quality light fittings and floor coverings
- \* Tile flooring throughout high traffic areas ideal for allergy sufferers
- \* Carpets to bedrooms and theatre room
- \* Fibre to the premises (FTTP)
- \* Self-contained guest suite complete with kitchenette and private courtyard or extra garage - ideal for blended living or extra living space for large family. Ideally, this extra living is located at the front of the home for easy access or even potential for extra income. Separate entrance provides the perfect space for visiting family or guests.

#### OUTDOORS

- \* Step outside to a north facing spacious alfresco ideal for all year round entertaining
- \* Sparkling swimming pool fully automated and surrounded by modern honed aggregate that continues to flow through to the alfresco
- \* Shade sail over pool
- \* General purpose shed
- \* Fire pit area
- \* Established raised vegie beds and easy-care lawns and gardens - all reticulated
- \* Double bay garage with internal access also provides access through to the rear of the home via another roller door

This property is designed with energy efficiency in mind, making the most of solar passive lighting to keep the home cool in summer and warm in winter.

Located nearby to the newly established Vasse shopping precinct complete with Growers Market, general stores, Coles, doctors, and dentists, and at the gateway to the Margaret River wine region.



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Schooling for both junior and college age with the Vasse Primary school and Cape Naturaliste college.

Living is safe and neighbours are friendly.

Call for private inspections only. This home offers it all.

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

<b>Property ID</b>	17JXHND
<b>Property Type</b>	House
<b>House Size</b>	202 m2
<b>Land Area</b>	649 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Pool Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels

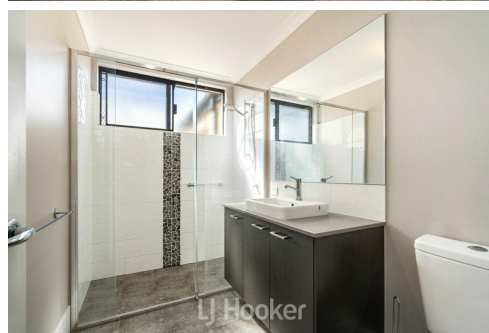
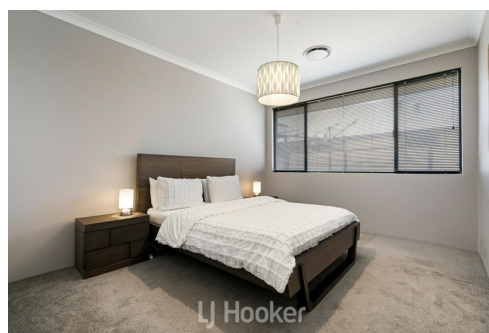
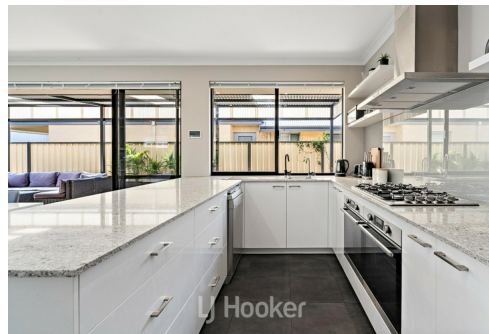
**Karen Kemp 0417 178 098**

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

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## 42 Sherwood Crescent, Broadwater WA 6280



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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