





5 Chloe Court, Broadwater

Entertainers Delight in Broadwater

Step into a beautifully maintained family home ideal for those who appreciate spacious living with a dream entertaining area. Perfect for growing families, retirees, or those wanting a versatile lifestyle base close to nature and convenience.

- Generous 911sqm block with potential development and side access fit for caravan/boat
- Large Workshop Shed, Office & Granny Flat/ with 3 bay carport at rear
- Main House 3 bedrooms, 1 Bathroom plus 2x WC and 2 living areas plus another bedroom and bathroom in the granny flat.
- Warm Jarrah floors in main living and bedrooms, brick construction.
- Comfort assured with natural gas fireplace in lounge and ceiling fans in bedrooms
- Expansive cedar-lined alfresco with built-in natural gas BBQ, fridge and sink, plus a powered shed with office and granny flat.
- Located in a quiet cul-de-sac within 350m to the beach

Inside, the master suite boasts a king-size room with walk-in robe and direct outdoor access, perfect for morning sunshine and fresh air. The main bathroom features a bathtub and double vanity, tiled to

4 2 3

FOR SALE
From $2,195,000

AGENTS

Jeremy Lloyd
0414 651 458
jeremy.lloyd@ljhsouthwest.com.au

Judy Slieker
0408 554 187
judy.slieker@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.

LJ Hooker

ceiling for a modern, fresh finish. The kitchen is well-appointed with Tasmanian Oak cabinetry, dual electric ovens, induction cooktop and dishwashing facilities, paired with Jarrah floors adding warmth and character.

Outdoors is a standout with a large cedar-lined alfresco featuring natural stone flooring and high-end ceiling fans, perfect for entertaining year-round. The 7M x 9M powered & plumbed shed includes an office space and a studio bedroom with bathroom, ideal for guests, a home business or teenage retreat. The site includes bore water plus a whole-house filtration system ensuring sustainable and healthy living.

Nestled in Broadwater in a quiet cul-de-sac known for its peaceful lifestyle, this home is within easy walking distance to Geographe Bay's pristine beach, cycle track and walking trails. It's also just minutes to Vasse and Busselton, where you'll find vibrant cafés, farmers markets, boutique shopping and the iconic Busselton Jetty. Schools, medical centres and major highways are all easily accessible, making this property both a tranquil retreat and a practical choice.

You will be situated on the doorstep to the best Margaret River wineries and limestone caves.

Home of world class events like Busselton Ironman, Margaret River Pro Surfing Championship, Busselton Jetty Swim and Triathlons.

Boating, fishing, crabbing, swimming plus 15mins drive to local domestic airport - this area has it all!

Flights direct to Melbourne & Sydney from Busselton/Margaret River airport and only 2.5 hours drive to Perth.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property.

Contact Judy Slieker 0408 554 187 or Jeremy Lloyd 0414 651 458 to arrange a viewing today!

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.

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.

MORE DETAILS

Property ID	197WHND
Property Type	House
Land Area	911 m2
Including	Toilets (3)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Workshop
	Built-in-Robes







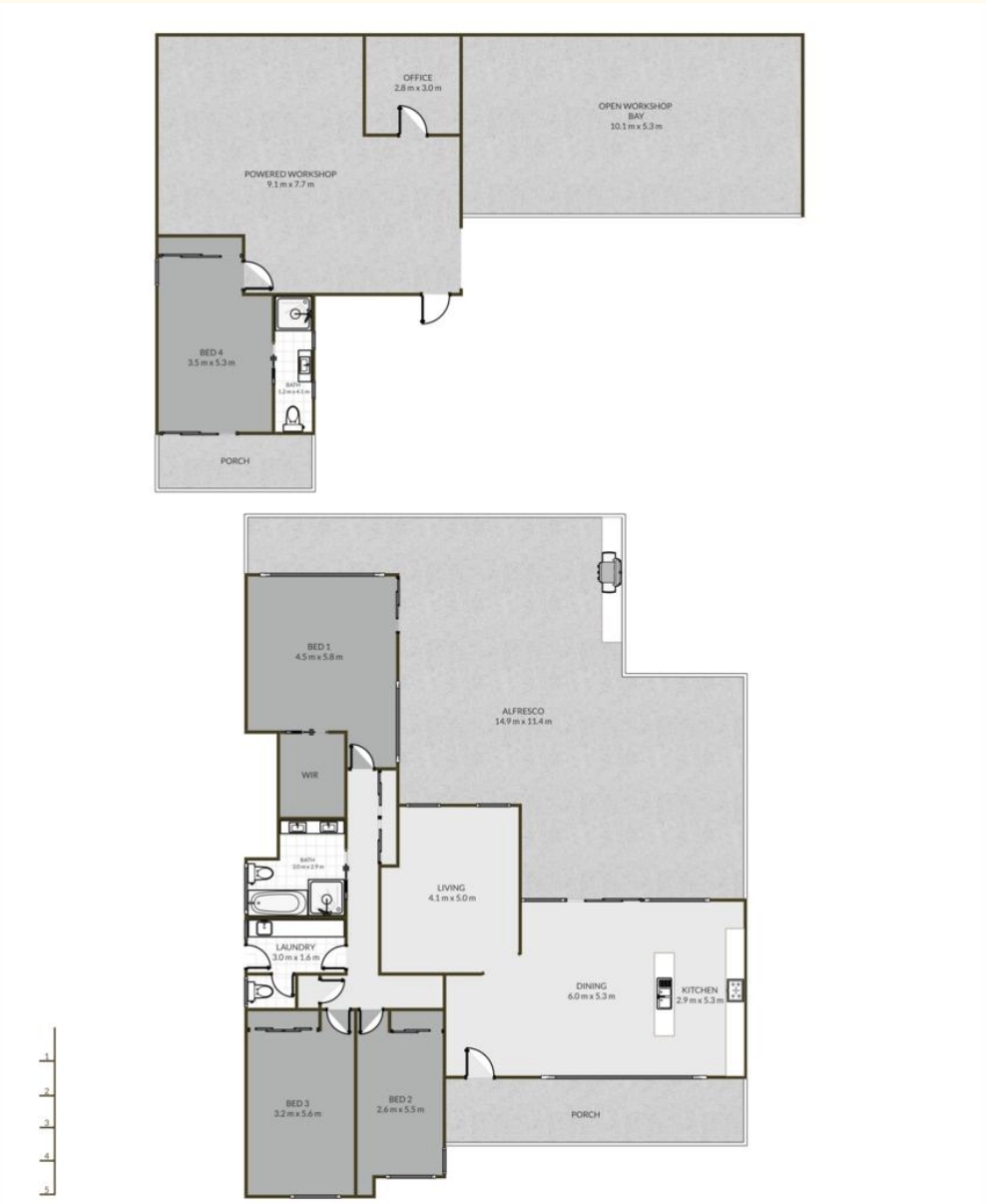




Jeremy Lloyd 0414 651 458
Sales Consultant â€“ Busselton | jeremy.lloyd@ljhsouthwest.com.au
Judy Slieker 0408 554 187
Sales Consultant - Busselton | judy.slieker@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.



JEREMY LLOYD
0414 651 458
LJ Hooker

5 Chloe Ct, Broadwater

4 BED 2 BATH 2 CAR

TOTAL: 410 m2

THIS FLOOR PLAN HAS BEEN PREPARED BY EVENTUALLY CREATIVE. WHILE ALL MEASUREMENTS ARE CONSIDERED RELIABLE, THEY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. THIS FLOOR PLAN IS COPYRIGHT PROTECTED AND CANNOT BE REPRODUCED, MODIFIED, OR USED WITHOUT THE PERMISSION OF EVENTUALLY CREATIVE.

EVENTUALLY CREATIVE

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.

LJ Hooker