



## Broadwater, 5 Wagon Entrance

### Stunningly Renovated Home in Abbey Waters

Welcome to 5 Wagon Entrance, a beautifully renovated home that blends modern comfort with stylish design. This property has undergone a full renovation, offering a host of premium upgrades and features that make it a standout choice for families.

Step inside to discover vinyl plank flooring throughout the main traffic areas, creating a seamless and contemporary feel. The renovated kitchen is a true showstopper, complete with stone benchtops, stainless steel appliances and ample storage, that adds both elegance and durability. A split-system air conditioning unit in the open plan living area ensures year-round comfort, while a wood fire provides warmth and ambiance during the cooler months.

For those who love space, this home boasts a theatre room, perfect for movie nights with family and friends. The master bedroom at the front of the house features a newly renovated ensuite with window shutters, offering privacy and style. Additionally, the home

4  2  2 

**For Sale**  
Offers Above \$985,000

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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

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includes three minor bedrooms of good size and a fully renovated second bathroom, ensuring ample space for the whole family.

Outside, the property continues to impress with a large patio, ideal for outdoor gatherings. A 6m x 3m (approx.) powered shed with for excellent storage or workshop space. A second garden shed adds extra versatility.

With true side access, there is ample room for vehicles, trailers, or additional storage. The landscaped gardens enhance the home's curb appeal, while the full reticulation makes maintenance a breeze.

This stunning property is move-in ready, offering a blend of functionality and modern upgrades. Don't miss your opportunity to secure this exceptional home - contact me today to arrange a viewing!

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

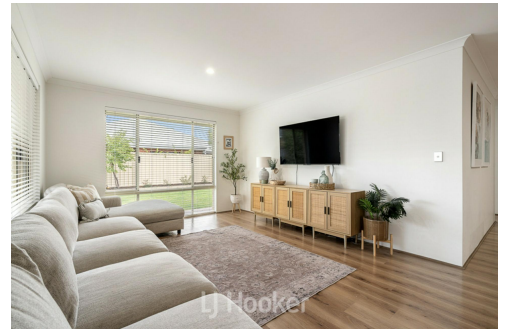
<b>Property ID</b>	17DYHND
<b>Property Type</b>	House
<b>Land Area</b>	576 m2
<b>Including</b>	Air Conditioning Workshop

### Aidan Fraser 0437 195 730

Licensed Sales Agent - Busselton | [aidan.fraser@ljhsouthwest.com.au](mailto:aidan.fraser@ljhsouthwest.com.au)

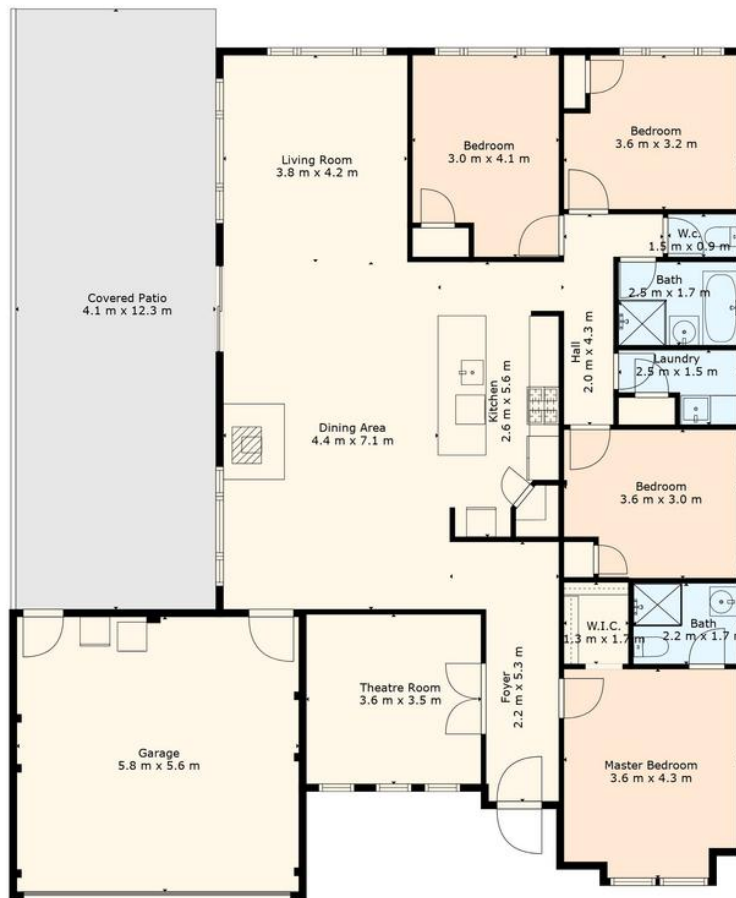
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TOTAL: 159 m<sup>2</sup>  
 FLOOR 1: 159 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>, COVERED PATIO: 51 m<sup>2</sup>

Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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