







51 Marsupial Bend, Broadwater

Enjoy Outdoor Living & Spacious Comfort in Broadwater

Step into a modern family haven nestled on a 510sqm block in sought-after Broadwater. Perfect for growing families or savvy investors alike, this four-bedroom, two-bathroom home offers comfort, style, and exceptional lifestyle features designed for relaxed southwest living.

- 510sqm block with convenient drive through garage ideal for a small trailer or boat
- Four sizeable bedrooms with built-in robes and ducted air conditioning
- Two bathrooms, including a master ensuite with stone benchtop and shower screen
- Modern features include timber frame construction, Colorbond roof, Corian kitchen benchtop, high ceilings throughout including garage, skirting boards and tiled splashback
- Climate comfort with ducted reverse-cycle air conditioning throughout and gas instant hot water system
- Outdoor lifestyle highlight: approx. 5x3m alfresco area fitted with retractable outdoor blinds and exposed aggregate finish
- CCTV security cameras, and front/back door security screens

Inside, the home welcomes you with spacious vinyl plank flooring in

4 2 2

FOR SALE
$1,230,000

AGENTS

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Interested parties must rely solely on their own enquiries.

dining and kitchen areas, complemented by carpeted bedrooms creating a warm, inviting atmosphere. The kitchen is a highlight boasting an electric oven, gas cooktop, rangehood, microwave recess, dishwasher, double fridge recess, built-in pantry, and a stylish island bench that invites casual dining and socialising. High ceilings extend across the main living areas with sliding doors opening to the alfresco, making entertaining effortless.
The main bathroom offers double vanities, a bath, single shower with screen, and a closed toilet, while the master bedroom benefits from an ensuite meeting modern convenience with stone finishes. Added to this, multiple linen storage spaces and under-bench cabinetry in the laundry ensure practical storage solutions.
Step outside to the landscaped backyard featuring a store room, perfect for outdoor equipment, and a secure yard that offers space for kids or pets to play safely. The alfresco area with retractable blinds provides the perfect venue for year-round outdoor dining or relaxing under the Busselton sun.

Broadwater itself is known for its relaxed lifestyle and proximity to natural beauty and conveniences. This property is less than 600m from Busselton's famous beach less than 2.3km from Vasse Village Shopping Precinct. Local parks and reserves offer ample space for recreation and family outings. Families will appreciate the easy access to well-regarded local primary and secondary schools, ensuring an enviable location for all ages. Major roads nearby mean commuting to Dunsborough, Margaret River, Bunbury or Perth is straightforward, with medical centres and shopping also within easy reach.

Busselton/Margaret River Airport is only a short 15-minute drive away, offering direct flights to Melbourne in around three and a half hours, with FIFO workers now enjoying direct services to work sites. Perth is approximately two and a half hours by car, making travel easier than ever. As the gateway to the spectacular Margaret River wine region and the stunning Southwest coastline, Busselton delivers an enviable lifestyle. Explore world-class wineries, breath-taking beaches, renowned surf breaks, sports fishing adventures and the famous Busselton Jetty, home of the annual Busselton Jetty Swim each February. Busselton proudly hosts one of Australia's premier IRONMAN events and offers an endless list of attractions including limestone caves, whale watching tours, award-winning restaurants, cafés and spectacular four-wheel driving adventures through beaches and surrounding forests. Families continue to choose the area for its exceptional lifestyle and strong community feel, with access to a wide selection of primary and secondary schools, both public and private, along with TAFE and university facilities nearby. Sporting facilities are outstanding, with clubs and recreation options catering to every interest. This truly is a lifestyle few properties can offer.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Judy Slieker 0408 554 187 or Jeremy Lloyd 0414 651 458 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.

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MORE DETAILS

Property ID	1B2GHND
Property Type	House
House Size	271 m2
Land Area	510 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Remote Garage











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FLOOR PLAN

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.

Total Area:271.23m²

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