







61 Higgins Drive, Broadwater

A Home With Heart, Character & Room to Live

- *NEW PRICE**

There is an unmistakable warmth to this home.

From the moment you step inside, there is an easy sense of comfort to the spaces, with natural light, warm timber tones and thoughtful details creating a home that feels genuinely inviting.

Set within a peaceful pocket of Broadwater, this beautifully presented four bedroom, two bathroom home has that feeling from the moment you walk through the wide entry hall.

High ceilings, timber look flooring and a soft, light filled interior create an inviting backdrop, while the warmth of the wood fire immediately gives the main living space a character that is often missing from newer homes.

At the centre of it all is a crisp white kitchen with a breakfast bar, generous walk in pantry and adjoining scullery, opening directly to the spacious living and dining area. Overhead fans keep things comfortable through the warmer months, while large windows and

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FOR SALE
$1,110,000

VIEW
Sat 21st Nov @ 12:00PM - 12:30PM

AGENTS
Garry Morris
0417 964 823
garry.morris@ljhsouthwest.com.au

Donna Green
0418 157 438
donna.green@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.

doors draw your attention towards the greenery beyond.

It is a space that feels made for real life. Morning coffee at the kitchen bench, dinner around the table, feet up in front of the fire when winter arrives, or doors open to the alfresco when the weather is on your side.

And for evenings when you want to switch things up, there is a separate cinema room, giving you somewhere to settle in for a movie or enjoy a little quiet time away from the main living area.

The master suite is a particularly generous space, complete with an ample walk in robe and ensuite featuring a dual head walk in shower and separate toilet. An overhead fan adds another thoughtful touch.

Three further bedrooms, each with built in robes, are positioned around the main bathroom and separate toilet, creating a practical arrangement for children, guests or anyone needing a little extra space.

Outside, the home continues to deliver.

The undercover timber decked alfresco sits amongst established gardens, creating a lovely spot for entertaining, relaxing or simply enjoying the afternoon. An overhead fan makes it just as inviting in the warmer months, while the fully fenced yard and garden shed add the practical touches that make everyday living easier.

There is also air conditioning for year round comfort, along with a home that has clearly been cared for and maintained to an exceptionally neat standard.

Then there is the location.

A local park is within walking distance, while Busselton Town Centre is approximately five minutes away by car. Monaghans Corner is a short drive from home, as are the beautiful beaches of Abbey.

It is a home that doesn't need to shout for attention.

It has warmth, character, great spaces and the kind of relaxed atmosphere that makes you start imagining weekends here before you have even left.

A Broadwater home that feels good from the very beginning, and even better once you start picturing it as your own.

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 sellers 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	1BBDHND
Property Type	House
House Size	187 m2
Land Area	488 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability





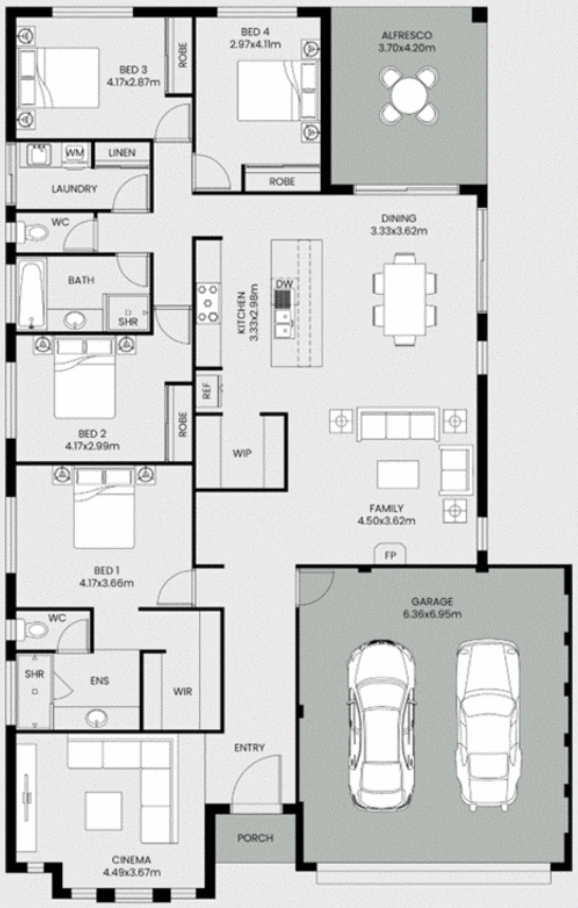


Garry Morris 0417 964 823
Licensed Real Estate Agent | garry.morris@ljhsouthwest.com.au
Donna Green 0418 157 438
Sales Consultant â€“ Dunsborough |
donna.green@ljhsouthwest.com.au

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

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
LJ Hooker 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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