



62 William Drive, Broadwater

## Don't Miss Out on This Prime Broadwater Location

Discover comfortable family living in this spacious Broadwater home, perfectly designed for relaxed entertaining and everyday convenience. Offering four generous bedrooms, two bathrooms, and a large patio with a built-in pizza oven, this property suits families and entertainers alike.

- 721sqm block with access to rear through garage
- 4 bedrooms, 2 bathrooms (including ensuite to master)
- Brick veneer home with tiled roof and tiled flooring in main living areas
- Comfort features include reverse-cycle split system air conditioning and gas bayonet heating
- Inviting patio area with pizza oven, plus a powered 6x5m shed for hobbies or storage

Inside, the sunken lounge with a bay window provides a cosy retreat, while the tiled family and dining area flows into a practical kitchen featuring electric oven and cooktop, double sink and built-in pantry. The generous master bedroom impresses with a walk-in robe and ensuite, while other bedrooms include built-in robes, carpet flooring, and a study nook in the third bedroom.

4 2 2

**FOR SALE**  
From \$1,550,000

**VIEW**  
By Appointment

**AGENTS**  
Judy Sliker  
0408 554 187  
judy.sliker@ljhsouthwest.com.au

Jeremy Lloyd  
0414 651 458  
jeremy.lloyd@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

Outdoors, established gardens with reticulated lawns surround the home. The large patio is ideal for alfresco dining and gatherings, accompanied by the powered shed offering flexibility for a workshop or studio. Water needs are also well catered for with a 550-gallon rainwater tank.

Located less than 350m walk from the pristine shore of Geographe Bay and Broadwater's local parks, and only 7 minutes drive to Busselton's vibrant café and dining precinct. Quality schools and medical facilities are within easy reach, making this an ideal setting for families seeking a balanced lifestyle.

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 - call Judy Sliker 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.

## MORE DETAILS

Property ID	19N5HND
Property Type	House
House Size	180 m2
Land Area	721 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes

### Judy Sliker 0408 554 187

Sales Consultant - Busselton | [judy.sliker@ljhsouthwest.com.au](mailto:judy.sliker@ljhsouthwest.com.au)

### Jeremy Lloyd 0414 651 458

Sales Consultant - Busselton | [jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@ljhsouthwest.com.au)

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

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)

