

## Broadwater, 624 Geographe Bay Road

Unique Location with Ocean Views

This Home is in a unique quiet location, opposite open park plan, with ocean views. Centrally located to the new Vasse precinct, and Busselton CBD which can be accessed by sealed bike paths to near by Restaurants and Shopping Centres and also the iconic Busselton Jetty.

The Home offers the opportunity for blended living if needed. As the front of the home is a 2x1 connected by extra large garage to a 2x1 studio at the rear.

### KITCHEN

- \*Stone tops with integrated dishwasher
- \*Siemens Double electric wall ovens
- \*Stainless Steel rangehood
- \*Siemens Induction cooktop
- \*Scullery



**Disclaimer:** 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.

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**For Sale**  
Offers From \$2,950,000

**View**  
By Appointment

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

- \*Wide fridge recess with plumbing
- \*Loads of overhead cupboards, draws and under bench cupboards all with soft closing mechanisms
- \*Rainwater tap in double deep sink with quality tap wear

#### LIVING AREAS UPPER AND LOWER LEVEL

- \*Light bright lounge/ sweeping open plan dining area with double doors north facing at the front of the home
- \*Polished concrete flooring on lower level throughout ideal for high traffic areas and allergy sufferers
- \*Upper level has a separate sitting / lounge room with loads of built in storage adjacent to master bedroom which includes a built in sewing recess that pulls out
- \*Carpets on upper level in lounge and master bedroom
- \*Wood fire with electric start to centre family conversations
- \*Reverse cycle in lower lounge living room

#### BED N BATH

- \*2x1 front home
- \*Front home with split level living has master bedroom on upper level with large double glazed doors leading out to balcony with full ocean views
- \*Plush carpets to master bedroom with reverse cycle air conditioner
- \*Large walk-in robe fully fitted out for maximum storage
- \*Master bathroom boasts floor to ceiling tiles
- \*Separate toilet
- \*Twin vanities with stone tops
- \*Heat lamps
- \*Free standing eggshell shaped bath

#### REAR STUDIO

- \*2 bed x 1 bathroom
- \*Kitchen has stone tops
- \*Dishwasher
- \*Gas cooktop
- \*Electric oven
- \*Stainless Steele range hood
- \*Microwave recess
- \*Built in fridge space
- \*Ceiling fan in main bedroom with built in rob and desk recess
- \*Built in double door robe in minor bedroom
- \*Gas feature fireplace
- \*Reverse cycle in central area
- \*Plank flooring throughout home ideal for allergy suffers
- \*High ceilings
- \*2 x door entry with security fly screen doors, custom built
- \*Plantation shutters and blinds
- \*Outside shower hot/cold water ideal after ocean or pool swim

#### LAUNDRY AND LINEN STORAGE

- \*Stone tops in laundry
- \*Overhead cupboards and under bench storage



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\*7 door line cupboards in hallway

## OUTSIDE LIVING

- \*Below ground lap pool 11x2 m fully automated salt pool
- \*Glass fencing
- \*Mod wood decking surrounds pool and alfresco area
- \*Gas bayonet installed under alfresco

## FEATURES

- \*This Unique Home is Built with SIPFORM System, which thermally seals the home, with air ventilation throughout. Provides ultimate year round insulated temperature
- \*Natural Blackbutt staircase with stainless steel railing
- \*"Artico" lift installed to hold 5 persons
- \*High ceilings thru out
- \*Double glazed commercial doors and windows
- \*Natural contemporary paint tones throughout to compliment any decor
- \*Quality electric blinds, manual blinds, sheers and shutters
- \*North facing home with full ocean views
- \*Fully fenced and double gated side access to lot size of 793m2
- \*Aggregate surrounds home and driveway
- \*Loads of room for boat or caravan
- \*Small rainwater tank feeds home
- \*Small garden/storage shed
- \*Extra wide double bay garage with electronic roller doors
- \*LED lighting throughout
- \*Reticulated established easy-care lawns and gardens on mains water.

All this opportunity in a Uniquely built quality home and only approximately 100m walk to the crystal clear waters edge of Geographe bay.

Contact Karen Kemp on 0417 178 098.

## More About this Property

Property ID	17V6HND
Property Type	House
House Size	258 m2
Land Area	793 m2

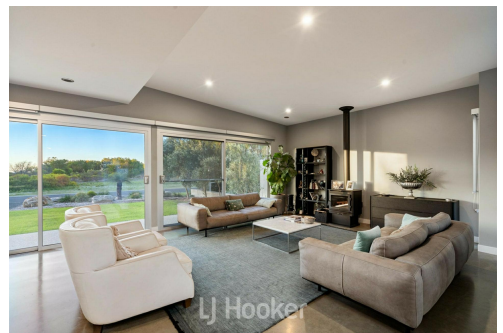
### Karen Kemp 0417 178 098

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## 624 Geographe Bay Road, Broadwater WA 6280



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