

7 Coates Street, Broadwater

Big Block, Coastal Lifestyle, Plenty of Potential

Welcome to 7 Coates Street, Broadwater, where the opportunity is simple. Enjoy a comfortable, liveable home today, then look to the future and imagine what you could create on this generous 894sqm block. In an established coastal location close to the beach, this is a chance to secure the land now and, when the time is right, potentially start fresh with the dream home you've always wanted.

- Large 894sqm block
- 3 bedrooms, 1 bathroom and 1 toilet
- 1975 brick veneer home with renovated IKEA kitchen
- Wood fireplace, split-system air conditioning and ceiling fans
- Covered paved patio and spacious backyard
- Single carport with drive-through access to the backyard

The existing home is honest, practical and perfectly liveable, giving you the freedom to move straight in or potentially rent it out while you decide what the future looks like.

Inside, the spacious living and dining area forms the heart of the home, with a cosy wood fireplace for winter and split-system air conditioning for year-round comfort. The renovated IKEA kitchen has already had a refresh, featuring a gas cooktop, electric oven, built-in

3 1 1

FOR SALE
From \$1,195,000

VIEW
By Appointment

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



pantry, tiled splashback, laminated benchtops and practical hybrid timber flooring.

All three bedrooms are generously sized and carpeted, with built-in robes to the main and second bedrooms. Ceiling fans add another layer of comfort, while the straightforward layout makes the home easy to live in and maintain.

Outside, the 894sqm block is where the imagination can really get going. There's a covered paved patio for entertaining, a substantial backyard and convenient drive-through access from the single carport. Enjoy all that space as it is, create gardens and outdoor areas, or simply hold onto it while you plan something bigger.

Longer term, the appeal is easy to see. Rather than compromising on someone else's idea of the perfect home, there may be an opportunity to clear the slate and create something designed around your lifestyle, your family and the way you want to live. A contemporary coastal home, generous outdoor entertaining, room for the boat and all the South West toys, maybe even that dream shed. On 894sqm, you've got space to think BIG!

And importantly, you're starting with the right ingredient. Location.

Broadwater puts the relaxed Geographe Bay lifestyle within easy reach, with beautiful beaches nearby and Busselton's cafés, restaurants, shopping, foreshore and iconic jetty only a short drive away. Whether it's an early morning walk by the water, an afternoon swim or heading into town for dinner, this is a location that makes enjoying the South West easy.

Live in it. Enjoy it. Plan for the future. Then, when the timing is right, explore the opportunity to build the home you've always wanted in a coastal location you'll be glad you secured.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call 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	1B7KHND
Property Type	House
Land Area	895 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

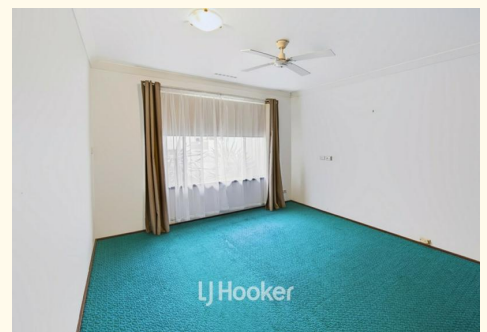
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TOTAL: 106 m2
 1st floor: 106 m2
 EXCLUDED AREAS: PORCH: 3 m2, COVERED PATIO: 24 m2, CARPORT: 38 m2,
 WALLS: 9 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.