



81 Broadwater Boulevard, Broadwater

Broadwater Living with Nature as the Backdrop

Set in a popular Broadwater location, this custom designed three bedroom, two bathroom home offers a generous layout with plenty of space for everyday living. Light, bright and clearly well cared for, the home has a distinctive design that sets it apart from more typical builds, with a thoughtful arrangement of living and private spaces.

The open plan kitchen, dining and living area forms the main living space, with the kitchen featuring a large island bench, 900mm gas cooktop, electric oven, dishwasher and a useful scullery tucked behind. A sliding door opens from the kitchen to a timber deck, providing another spot to enjoy the garden. High ceilings add to the sense of space, while a separate theatre room and good sized study provide valuable flexibility beyond the three bedrooms. The home's innovative roof design also incorporates features intended to assist with thermal efficiency and ventilation.

The master suite is a standout, with a walk in robe and spacious ensuite featuring dual vanities. The two remaining bedrooms are well sized, with one enjoying semi ensuite access to the main bathroom. Ceiling fans are fitted throughout, with reverse cycle air conditioning to the main living area and master bedroom.

3 2 4

FOR SALE
\$1,250,000

VIEW
Sat 24th Oct @ 10:00AM - 11:00AM

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Interested parties must rely solely on their own enquiries.



Outside, the home offers two different spaces to enjoy the outdoors. The main entertaining area sits at the front of the home, overlooking the beautiful nature reserve beyond, with a generous tiled floor and raked timber lined ceiling creating a wonderful setting to take in the outlook. Around the back, the timber deck looks across the established garden, with raised vegetable beds, lawn and hedging adding to the appeal. A powered shed and workshop provide valuable extra space, with side access through to the rear.

The nature reserve provides a lovely outlook from the front of the home, while Broadwater Beach is just minutes away. Nearby paths offer options for walking and riding, with Abbey Beach, Busselton's CBD and the foreshore all within a short drive.

Currently tenanted until May 2027, the property also presents an appealing opportunity for those looking to secure a well cared for home with an established tenancy already in place.

For those looking for a home with more than the standard three bedroom layout, this property offers a separate study, theatre room, generous living areas and a natural outlook that gives it a genuine point of difference.

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.

MORE DETAILS

Property ID	1BHBHND
Property Type	House
House Size	196 m2
Land Area	727 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Liveability

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