







81 Broadwater Boulevard, Broadwater

A Home Designed with Purpose, Positioned by Nature

Architecturally designed by Duet Design, this distinctive three bedroom, two bathroom home is a considered example of how thoughtful architecture can shape the way a home looks, feels and functions. With an emphasis on energy efficiency, natural ventilation and making the most of its surroundings, the home takes full advantage of its Broadwater setting, with the adjoining nature reserve providing a beautiful natural outlook.

The layout has been carefully considered, with separate living zones, well proportioned spaces and a connection between indoor and outdoor living. High ceilings, a distinctive roof design and a considered selection of materials give the home its own architectural identity, while incorporating design principles intended to enhance comfort and thermal performance.

The open plan kitchen, dining and living area forms the central gathering space, with the kitchen featuring a large island bench, 900mm gas cooktop, electric oven, dishwasher and a handy scullery tucked discreetly behind. A sliding door opens directly onto the timber deck, providing another spot to enjoy the garden. Beyond the main living area, a separate theatre room and well sized study offer

3 2 4

FOR SALE
OFFERS

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS

Donna Green
0418 157 438
donna.green@ljhsouthwest.com.au

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

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

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valuable flexibility, providing spaces for work, relaxation or quiet time away from the main living zone.

The master suite is privately positioned and features a walk in robe and spacious ensuite with dual vanities. Two guest bedrooms are positioned separately from the master suite and serviced by the main bathroom, with one enjoying semi ensuite access. Ceiling fans are fitted throughout, complemented by reverse cycle air conditioning to the main living area and master bedroom.

Outside, the property offers two quite different settings. At the front, the main entertaining area takes full advantage of the adjoining nature reserve, with a generous tiled floor and raked timber lined ceiling creating a sheltered space to sit back and appreciate the leafy outlook. At the rear, a timber deck overlooks the established garden, where raised vegetable beds, lawn and hedging create a more private outdoor setting. A powered shed and workshop add further functionality, with side access providing a practical connection through to the rear of the property.

The surrounding area adds another dimension to the home's appeal. With the nature reserve as its immediate outlook, Broadwater Beach is just minutes away, while nearby pathways provide opportunities for walking and cycling. Abbey Beach, Busselton's CBD and the foreshore are also within a short drive.

Currently tenanted until May 2027, the property presents an opportunity to secure an individually designed home with an established tenancy already in place, offering an appealing option for investors looking beyond the more conventional offerings in the area.

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	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

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