



## Broadwater, Prop. Lot 1/2 Armstrong Road

Welcome to Your Dream Home!

This home is an activity-packed property nestled amongst the trees and a stone's throw from the beach in the wonderful holiday destination of Busselton. From the moment you step inside this stylish, modern, and spacious home, you are not going to struggle for something to do and enjoy. Whether it's relaxing by the resort-style pool, entertaining in the stunning living spaces, or taking in the natural beauty of the surroundings, this home offers endless possibilities for fun and relaxation. Step into luxury with this stunning, meticulously designed family home. Nestled in a prime location, this residence offers a perfect blend of modern sophistication and comfort. From spacious living areas to high-end finishes, every corner of this home has been crafted with attention to detail. Whether you're entertaining guests or unwinding in your private retreat, this home is designed to accommodate your lifestyle with ease.

This property is licensed for Airbnb, offering a fantastic potential for extra income.



**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**  
Please Call

**View**  
[ljhooker.com.au/176XHND](http://ljhooker.com.au/176XHND)

**Contact**  
**Karen Kemp**  
0417 178 098  
[karen.kemp@ljhsouthwest.com.au](mailto:karen.kemp@ljhsouthwest.com.au)

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

#### Bed and Bath Features:

- \*Main Deluxe Bedroom —A luxurious retreat with ample space
- \*Large Built-in Spa Bath in the master ensuite, perfect for relaxation
- \*Dual Shower Heads in the master ensuite for ultimate comfort
- \*Separate Toilet in the master ensuite for added convenience
- \*Walk-in Robe in the master bedroom, offering generous storage
- \*Dual Vanities with a Stone Benchtop in the master ensuite for a touch of elegance
- \*TV Points in the Main Bedroom for added convenience and entertainment
- \*4 Bedrooms —Spacious, light-filled, and family-friendly
- \*3 Bedrooms feature Double Door Robes for extra storage space
- \*Minor Bathroom with Bath and Heat Lamps for added comfort

#### Kitchen:

- \*Beautiful Stone Bench Tops for a sleek, modern look
- \*900mm Electric Oven perfect for the home chef
- \*Gas Cooktop in Stainless Steel for a professional kitchen experience
- \*Ample Storage in the kitchen with well-designed drawers and cupboards
- \*Microwave and Fridge Recess, including a Fridge Recess Plumbed In for convenience
- \*Built-in Pantry for extra storage space
- \*A 3m Island Bench for casual dining or meal preparation

#### Living Area:

- \*Bifold Doors to the dining area that lead to an expansive Entertaining Room
- \*Built-in Wooden Bar perfect for hosting guests
- \*Built-in Bar Fridge and Sink, Plumbed In for ease of use
- \*Indoor Industrial BBQ with an extraction Rangehood in Stainless Steel for indoor cooking
- \*Surround Sound Speakers built into the living area
- \*Theatre Room with plush carpet for a cinema-like experience
- \*Feature Lighting to set the mood in every space

#### Laundry:

- \*Ample Storage in the laundry for added practicality

#### Other Features:

- \*Tiled Throughout the Home, ideal for allergy sufferers
- \*Natural Gas Connection for added convenience
- \*Solar Hot Water system for energy efficiency
- \*Ducted Reverse AC for climate control throughout the year
- \*Resort-Style Pool, surrounding the home for relaxation and fun
- \*Outdoor Spa and Entertaining Alfresco Area, perfect for family gatherings and hosting friends

This Property is located near by to Convenience Stores, Restaurants, (Amelia Park Lodge) Cafes, and only 50m until your toes hit the beach! A Short Drive will take you to the new Vasse Precinct complete with the Vasse Farmers Market, Doctors, Dentist, Coles, Fast Food Stores and General Gift Stores. Close by to Cape Naturaliste College, and Vasse Primary School which is at the gateway to the beautiful Margaret River Wineries.

Don't Miss Out!!! Call Karen Kemp today on —0417 178 098



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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 About this Property

Property ID	176XHND
Property Type	House
House Size	280 m2
Land Area	734 m2
Including	Pool

**Karen Kemp 0417 178 098**

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

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**TOTAL: 272 m<sup>2</sup>**  
**FLOOR 1: 272 m<sup>2</sup>**  
**EXCLUDED AREAS: GARAGE: 39 m<sup>2</sup>, DECK: 118 m<sup>2</sup>, PORCH: 11 m<sup>2</sup>**  
 Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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