



Geographe, 14 Honeyeater Crescent

Coastal Comfort – A Short Stroll From The Beach

* First things first: For those with an investor's mindset, this property comes with a guaranteed rental return. Currently under a fixed-term tenancy agreement to fantastic tenants until 24/02/2024. This home not only offers a serene coastal lifestyle but also a solid financial yield. For more details about the lease and the exact figures, kindly contact the selling agent.

Property Description:

Welcome to 14 Honeyeater Crescent, Geographe, a delightful blend of modern comforts in a timeless low-maintenance setting. Nestled on an easy care 450 square meter block zoned as R20 residential, this home exudes a blend of durability and charm thanks to its 23-year-old brick and tile construction.

Upon entering, be greeted by a thoughtfully designed layout built for



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.



For Sale

From \$549,000

View

ljhooker.com.au/14PUHND

Contact

Tim O'Sullivan

0452 656 280

tim.osullivan@ljhsouthwest.com.au

LJ Hooker Property South West WA
(08) 9791 6880

contemporary living. Four bedrooms provide ample space for the entire family, and while the fourth room may be more compact, its versatility shines through. Picture it as a cosy home study, a dedicated hobby room, or even a snug bedroom for guests (or your youngest).

The heart of this home lies in its spacious open-plan kitchen, living, and dining area. A hub of warmth and activity, it's perfect for hosting gatherings, family dinners, or simply unwinding after a long day. And when you're in the mood to embrace the outdoors, the adjoining undercover patio awaits. Adorned with liquid limestone paving and surrounded by lawn and easy care garden, it promises many evenings of relaxation, and thanks to the cafe blinds, it's a year-round oasis.

Of course, comfort is paramount. With a split system reverse cycle air-conditioning in the main living area and modern LED lighting, you are assured a pleasant and modern ambience throughout the year. And when it comes to practicalities, the double carport and spacious shed won't disappoint.

What truly elevates 14 Honeyeater Crescent is its location. A leisurely walk (under 500 meters and no major roads to cross) is all that separates you from the inviting sands and cool blue waters of the beach, offering the coastal lifestyle you've been dreaming of. With a public primary school and a handy shopping centre, featuring an IGA and an array of take-away stores nearby, convenience is right at your doorstep too.

Feature Summary:

- Land Size: 450 m², zoned residential R20
- Age & Build: Approximately 23 years old with brick and tile construction
- Bedrooms: 4
- Bathrooms: 2
- Main Living: Open-plan with reverse cycle air-conditioning & LED lighting
- Outdoor Area: Undercover patio with liquid limestone paving and cafe blinds
- Garden: Reticulated, low-maintenance
- Parking: Double carport
- Storage: Generous-sized shed with roller door access
- Location Perks: Walking distance to the beach, close to a public primary school, and a local shopping centre with IGA and take-away stores.

For more information or to find out when the next inspection time is going to be, contact the Exclusive Selling Agents LJ Hooker South West - Tim O'Sullivan 0452 656 280.



LJ Hooker Property South West WA
(08) 9791 6880

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.

More About this Property

Property ID 14PUHND

Property Type House

House Size 144 m²

Land Area 450 m²

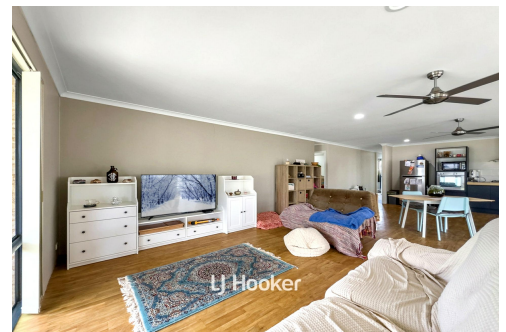
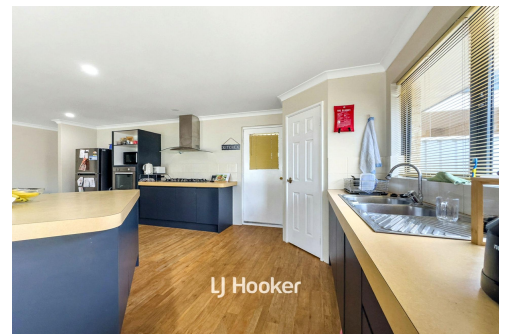
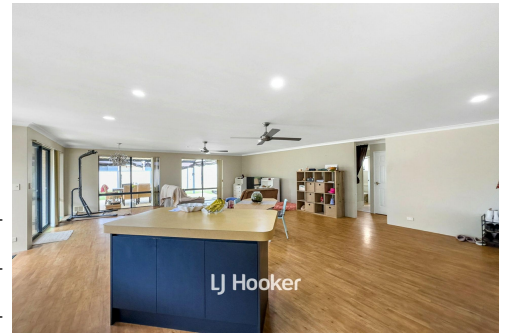
Tim O'Sullivan

Sales Consultant - Busselton | tim.osullivan@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



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

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.