



## Geographe, 18 Armitage Drive

The Perfect Entertainer!!



Nestled in the heart of Geographe, this 3-bedroom, 1-bathroom property offers endless possibilities for its new owner. Whether you're looking for a comfortable home, an investment opportunity, or a chance to create your dream retreat, this property ticks all the boxes. Perfectly positioned just 500m from the beach and surrounded by local conveniences, it combines lifestyle, functionality and potential.

Key Features You'll Love:

Spacious Bedrooms

\*Queen-sized with vinyl plank flooring.

Modern Bathroom

\*Tiled-to-ceiling renovated bathroom featuring a shower and single vanity.

**For Sale**  
Offers

**View**  
[ljhooker.com.au/1744HND](http://ljhooker.com.au/1744HND)

**Contact**  
**Jeremy Lloyd**  
0414 651 458  
[jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@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.

## Open-Plan Living

\*Inviting kitchen, dining and living areas

\*Kitchen highlights include a wood benchtop, electric oven and gas cooktop, ideal for any home chef.

## Climate Control & Energy Efficiency

\*Split-system air conditioning in the main living area and a cozy wood fire for year-round comfort.

\*Solar hot water system with booster, solar power and NBN connectivity for modern living.

\*Outdoor roller shutters

## Outdoor Entertaining & Garden Spaces

\*A spacious outdoor patio (approx. 13m x 6m) perfect for entertaining guests or enjoying peaceful evenings.

\*Front and rear gardens powered by a bore system delivering high-quality stain-free water.

## Extra Storage & Flexibility

\*Powered and plumbed 15m x 6m shed with a wood fire, storeroom and two additional queen-sized rooms for extra versatility.

\*Double-gate side access for Boat and/or Caravan storage.

## Prime Location Highlights

\*Across the street from Busselton Primary School —ideal for families.

\*Just 250m to Geographe IGA and local shops.

\*A quick 500m stroll to the beach for morning walks or evening sunsets.

\*Only 3.5km to Busselton town centre and its vibrant amenities.

This home combines coastal charm with practical features, making it a standout opportunity. Whether you're seeking a relaxed lifestyle or looking to add value to your investment, this property offers endless potential.

Don't miss your chance to view this exceptional property - schedule an inspection with Jeremy Lloyd 0414 651 458 today!

## More About this Property

<b>Property ID</b>	1744HND
<b>Property Type</b>	House
<b>House Size</b>	110 m2
<b>Land Area</b>	819 m2
<b>Including</b>	Air Conditioning Toilets (1) Outdoor Entertaining Solar Panels

### Jeremy Lloyd 0414 651 458

Sales Consultant â€” Busselton | jeremy.lloyd@ljhsouthwest.com.au

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

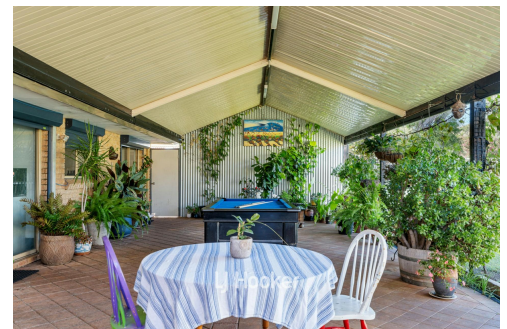
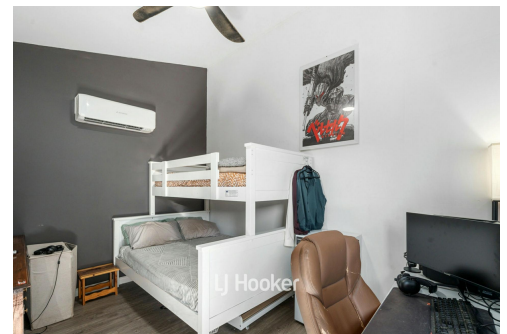
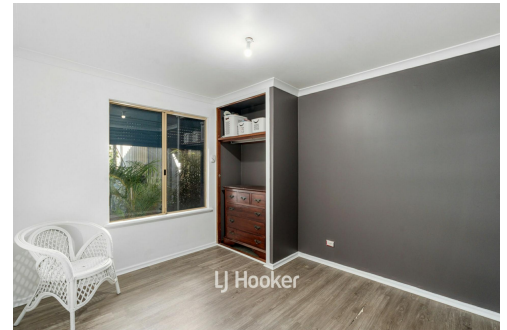
130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

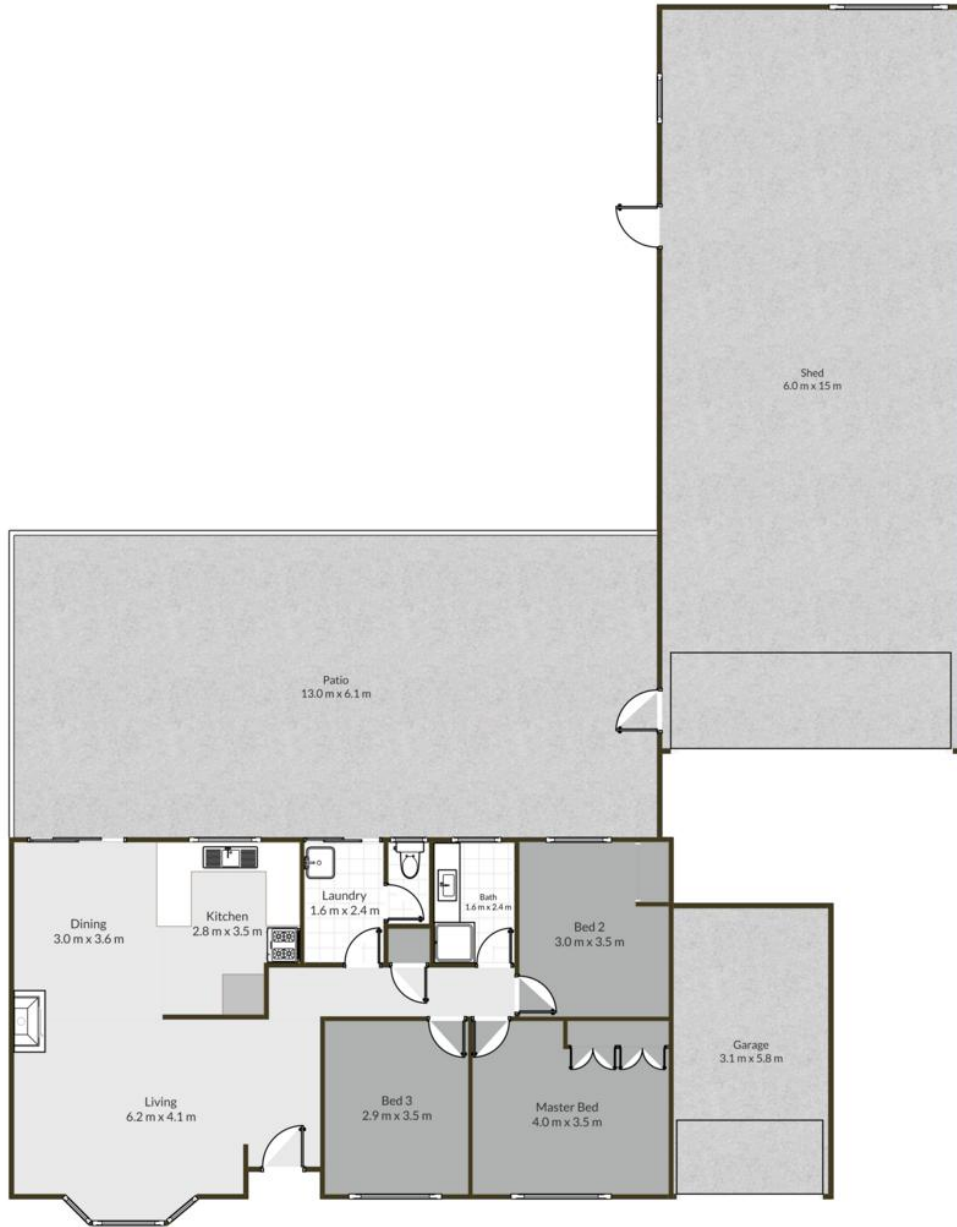


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



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



<p>Jeremy Lloyd 0414 651 458</p> 	<p>18 Armitage Drive Geographe</p> <p>  3 Beds            1 Bath            1 Car         </p> <p>Total: 279 m<sup>2</sup></p> <p>Internal: 91 m<sup>2</sup>      External: 188 m<sup>2</sup></p>	<p>This floor plan has been prepared by Eventually Creative. While all measurements are considered reliable, they are not guaranteed and should be independently verified. This floor plan is copyright protected and cannot be reproduced, modified, or used without the permission of Eventually Creative.</p> 
--	--	--