







22 Port Lane, Geographe

EXCEPTIONAL WATERFRONT LIVING AT PORT GEOGRAPHE

Discover an exceptional blend of luxury, space and coastal living in the prestigious Port Geographe marina precinct. Set on an impressive 1,391m2 allotment, this remarkable residence showcases premium finishes, captivating marina views and a relaxed waterfront lifestyle. Generous proportions, abundant natural light and seamless indoor-outdoor living, every detail has been thoughtfully designed for effortless family living and exceptional entertaining.

DOWNSTAIRS- KITCHEN & SCULLERY

- Designer kitchen with Caesarstone benchtops, natural wood base and a curved fluted island
- Smeg 900mm electric oven, Electrolux gas cooktop and Fisher & Paykel dishwasher
- Walk-in scullery with additional preparation space
- Spacious walk-in pantry and extensive cabinetry
- Beautiful marina views to enjoy while cooking
- Gas lift alfresco servery window opening out to the alfresco

LIVING & ENTERTAINING

- Expansive open-plan kitchen, living and dining area

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FOR SALE
Offers from $3,395,000

VIEW
By Appointment

AGENTS
Karen Kemp
0417 178 098
karen.kemp@ljhsouthwest.com.au

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

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

LJ Hooker

- High ceilings and contemporary polished concrete flooring
- Floor-to-ceiling commercial frames with e-glass windows offer stunning marina views
- Striking feature stone wood fireplace to centre family conversations
- Advanced Daikin VRF system with independent climate control for year-round comfort
- Ceiling fan in the main living area
- Dual sliding stacker doors connecting the interior to the alfresco
- Separate theatre room for family movie nights

MINOR BEDROOMS & BATHROOMS

- Two generous downstairs bedrooms with built-in robes
- Ceiling fans and reverse cycle air-conditioning
- Abundant natural light in both bedrooms
- Main Bathroom with natural limestone floors with epoxy grout and ground polish for seamless finish
- Separate powder room for added convenience
- Suspended vanity unit with concrete basin
- Quality taps and fixtures

UPSTAIRS- MASTER SUITE & LANDING

- Staircase made from oak wood
- Spacious master retreat with a generous walk-in wardrobe
- Private ensuite featuring a floating double vanity, freestanding bath and hobless shower
- Ceiling fan for added comfort
- Open landing overlooking the main living area
- Versatile space ideal for a study, home office or additional lounge

OUTDOOR LIVING & ENTERTAINING

- Covered alfresco entertaining area
- Dual sliding stacker doors creating a seamless indoor-outdoor connection
- Private fire pit area, perfect for relaxing evenings
- Manicured lawns and low-maintenance landscaping
- Fully reticulated front and rear gardens
- Beautifully landscaped private entry courtyard
- Fully fenced

PROPERTY FEATURES & PRACTICALITY

- Prestigious Port Geographe marina-front position
- Expansive 1,391m2 allotment
- Uninterrupted marina views
- Interior doors are 2.4 high x 820 wide, some are 720
- Convenient side access with room for a boat or caravan
- Quality finishes and contemporary coastal styling throughout
- Double garage with extra height (door opening is 2.5m high)
- Concrete surrounds driveway entrance
- Ample amount of space for caravan and boat
- Aggregate surround the rest of the property
- Security camera surround home
- Visual door bell for added security

Offering an enviable combination of luxury, space and waterfront tranquillity, this exceptional home presents a rare opportunity to embrace the very best of marina living. Nearby to The Deck restaurant and a short walk to the beach and marina. Private inspections only, contact Karen Kemp on 0417 178 098.

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.

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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	1BJRHND
Property Type	House
Land Area	1391 m2

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Total: 262 m2
1st Floor: 179 M2, 2nd Floor: 83 m2
Excluded Areas: Garage: 49 M2, Covered Patio: 53 M2, Porch: 7 M2,
Open To Below: 9 M2, Walls: 21 m2

Prepared For The Exclusive Use Of Lj Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.

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