






24 Spinnaker Boulevard, Geographe

## Complete Waterfront Paradise Package

Direct ocean frontage on a 732m2 block. Your stunning, brand new, display-quality has panoramic north-facing views over Geographe Bay from Cape Naturaliste and the iconic Busselton Jetty through to Bunbury. Situated in the heart of the Port Geographe Marina waterfront, you are within easy walking distance of 6 all-weather boat launching facilities, bar and restaurant, parks, cycleways and of course, the beach.

With prestige homes in the neighbourhood and a shortage of premium ocean front blocks available, this is fast becoming one of Busselton's most exclusive estates. This property come's as a complete turn key solution with light fittings, window treatments, floor coverings, reticulation and landscaping - all the work will already be done!

Constructed with the strength of double brick, an insulated colorbond roof with a double garage under the main roof. This opulent, contemporary design boasts 4 large bedrooms and 2 luxury bathrooms. Features include separate lounge/sunroom, gourmet chef's kitchen with walk-in scullery. Open-plan living/dining area overlooking a spectacular alfresco area for entertaining with an

4  2  2 

**FOR SALE**  
\$2,200,000

### AGENTS

Jeremy Lloyd  
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Judy Sliker  
0408 554 187  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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**

outlook over Geographe Bay. Spend your days overlooking the moving picture of the Port Geographe Marina entrance!

This magnificent property maybe used as a permanent home, as a lock and leave or a holiday home - Your Choice!! You deserve this piece of paradise - this is your opportunity to own a highly sought-after coastal location!

You will be situated on the doorstep to the best Margaret River wineries and limestone caves. Boating, fishing, crabbing, swimming - this area has it all! Flights direct to Melbourne and Sydney from Busselton/Margaret River airport in 3.5 hours and only 2.5 hours drive to Perth.

Contact Judy Sliker 0408 554 187 or Jeremy Lloyd 0414 651 458 to arrange a viewing today!

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	19SNHND
Property Type	House
Land Area	732 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes

### Jeremy Lloyd 0414 651 458

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