

## Geographe, 289 Marine Terrace

Coastal Luxury Awaits: Your Dream Home Just Steps from Geographe Bay

Welcome to 289 Marine Terrace, Geographe, Western Australia. A rare opportunity to own a magnificent home in one of the most coveted locations, just a stone's throw from the pristine sands and crystal-clear waters of Geographe Bay.

Situated just one street back from the beach, this near-new home is perfectly positioned on a 605m2 block of land, offering the ultimate coastal lifestyle.

Built with quality in mind, this beautiful two-year-old home features double brick construction, a Colorbond roof with insulated batts, and a large double garage under the main roof. Plus, side access for your vehicles, boat, and toys-giving you easy access to the full eastern side of the property.

Step outside and you'll find an expansive north-facing alfresco area with fully electronic

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### For Sale

Offers From \$1,175,000

### View

[ljhooker.com.au/16ZQHND](http://ljhooker.com.au/16ZQHND)

### Contact

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(08) 9791 6880

automatic all-weather blinds-perfect for entertaining year-round. Whether you're enjoying a quiet morning coffee or hosting family and friends, this space has you covered.

Inside, this home is a dream. With a generous 210m2 living area, you'll enjoy four (4) large bedrooms, two (2) bathrooms, and a separate theatre room for your entertainment needs. The heart of the home is the open-plan family, dining, and kitchen area, overlooking the alfresco and beautifully maintained garden.

The bathrooms are equally impressive with modern floor-to-ceiling wall tiles, and the master ensuite boasts double vanities for ultimate convenience.

Designed for the home chef, the kitchen features stone benchtops with a waterfall edge, soft-close cupboard drawers, a Westinghouse stainless steel oven, five-burner gas cooktop, and a butler's pantry. The kitchen flows seamlessly into the living area, creating a perfect space for family living and entertaining.

Each bedroom is generously sized with built-in robes, while the master bedroom features a walk-in robe and ensuite. The home is completed with ceiling fans in the bedrooms and split-system reverse cycle air conditioning in the living area, ensuring comfort throughout the year.

The property is fully fenced with a side driveway gate, offering privacy and security. For added peace of mind, there are security cameras to the front and rear of the home, as well as full flywire security on the front door for a fresh sea breeze.

Living here means embracing the best of both worlds-serenity and convenience. Within just a few minutes' walk to the beach and a short drive to the Busselton-Margaret River Regional Airport, you'll have easy access to all that this stunning region has to offer. From beautiful beaches, scenic cycleways, world-class wineries, and the iconic Busselton Jetty to the famous Ironman events, this location is a true gem.

This home offers incredible value for a premium lifestyle. Don't miss your chance to secure your dream home in Geographe.

To learn more, or to arrange a private viewing, contact Judy Slieker today on 0408 554 187.

#### FEATURES:

##### Prime Location:

- \* One street back from the pristine sandy beach and blue waters of Geographe Bay.
- \* Just a few minutes' walk to the beach.
- \* Close to Busselton, Margaret River, and the Busselton-Margaret River Regional Airport (15 minutes' drive).
- \* Surrounded by local amenities, famous attractions, and outdoor activities like cycling, fishing, and wineries.

##### Land and Construction:

- \* Situated on a 605m2 block of land.
- \* Built in double brick with a Colorbond roof and insulated batts.



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- \* Two (2) years young (newly built).
- \* Living area: 210m2, alfresco area: 42m2, garage/porch: 45m2.
- \* Exposed aggregate driveway and alfresco area.

#### Spacious Living:

- \* Four (4) large bedrooms with double built-in robes (master bedroom with walk-in robe).
- \* Two (2) modern bathrooms (ensuite with double vanities).
- \* Theatre room off the gallery entrance.
- \* Open-plan family, dining, and kitchen area.
- \* High ceilings throughout, including the alfresco area.

#### Entertainer's Dream:

- \* Massive north-facing alfresco area with automatic all-weather blinds for year-round enjoyment.
- \* Side access for vehicles, boat, and toys.
- \* Fully fenced with side driveway gates.

#### Modern Kitchen:

- \* Stone benchtops with waterfall edge.
- \* Westinghouse stainless steel electric oven with five-burner natural gas cooktop.
- \* Stainless steel dishwasher.
- \* Butler's pantry and ample storage.

#### Comfort and Convenience:

- \* Split-system reverse cycle air conditioning in the open-plan living area.
- \* Ceiling fans in the bedrooms.
- \* Natural gas bayonet point in the family room.
- \* Fully reticulated garden with mains water.
- \* Security features: Security cameras to front and rear, security flywire to the front door for fresh breeze, and feature door for noise control.
- \* Natural gas instantaneous hot water system.

#### Quality Finishes:

- \* Large modern tiles throughout, except in bedrooms (which have carpet).
- \* Timber skirting boards throughout (tiled skirting in wet areas).
- \* High-quality fixtures and fittings throughout the home.
- \* Tasteful mixture of curtains and blinds for privacy and style.

#### Ideal for Various Lifestyles:

- \* Perfect for family entertaining or as an easy-care lock-up and leave for the grey nomads.
- \* Low maintenance garden with fully reticulated lawn and garden beds.

#### Additional Details:

- \* 2.5 hours drive to Perth-Western Australia's capital city.
- \* Located near the Busselton region, home to FIFO workers, major events like Ironman, and close to the famous Margaret River wine region.
- \* Ideal for exploring local attractions like Limestone caves, forests, seafood, and surfing events.

Disclaimer - whilst every care has been taken in the preparation of this advertisement and



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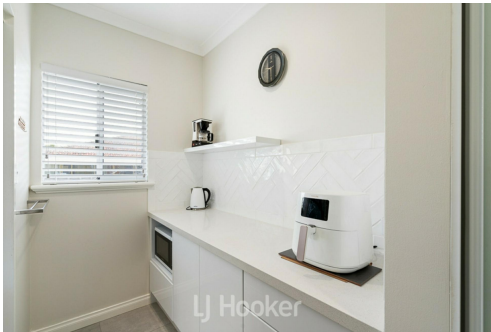
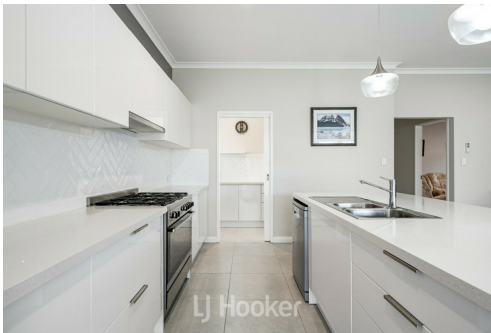
the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

Property ID	16ZQHND
Property Type	House
Land Area	605 m <sup>2</sup>
Including	Air Conditioning Dishwasher Outdoor Entertaining

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## 289 Marine Terrace, Geographe



TOTAL AREA : 295.46m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.

