







32 Tilbanup Drive, Geographe

Live the Ultimate Family Life in Busselton

Step inside 32 Tilbanup Drive, where modern luxury meets practical family living in the sought-after Geographe area. This brand-new 2024 build offers thoughtful design and top-tier features, perfect for growing families or savvy investors looking for a home with comfort and style.

- 635 sqm block with convenient side access
- 4 spacious bedrooms, 2 bathrooms (including a generous ensuite with double shower and bath)
- Modern brick and Colorbond roof construction with stone benchtops throughout
- Comfort controlled with ducted air conditioning, gas instant hot water, and a 9.68kw solar panel system with battery storage
- Outdoor entertainer's dream featuring a paved alfresco with electric blinds, natural gas bayonet, and plumbing for a sink
- Separate theatre room plus study nook and shed for extra storage or hobby space

Inside, you'll find a stunning modern kitchen designed for the home chef, with two 600mm electric ovens, gas cooktop, dishwasher, double fridge recess, island bench, and ample pantry space. The open-plan family and dining area flows effortlessly through sliding doors to the alfresco, creating a perfect indoor-outdoor lifestyle. Vinyl

4 2 2

FOR SALE
Offers

VIEW
Sat 14th Nov @ 11:15AM - 11:45AM

AGENTS
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AGENCY
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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.

plank flooring adds to the fresh, clean look, while plush carpets soften the bedrooms.
The master suite is a retreat in itself with a king-size bedroom, walk-in robe, ducted air con, and stylish ensuite featuring a double shower and stone benchtops. Bedrooms 2, 3 and 4 all come with built-in robes and ducted air conditioning, making year-round comfort a breeze. A central main bathroom includes a shower, bath, and a closed toilet for convenience.
Step outside to a manageable garden with a 1x3m garden shed on the 635 sqm block, perfect for tools and storage. The alfresco area, with electric blinds and gas bayonet, invites you to host family dinners or relax with a good book while enjoying the outdoors. Plus, the property benefits from a whole-house water filtration system with reverse osmosis for the kitchen tap, ensuring clean, fresh water at all times.
Located just minutes from Geographe Bay's beautiful beaches and natural reserves, you'll enjoy access to walking trails and water sports. The family-friendly neighbourhood is close to quality schools, local shops, and the bustling Busselton CBD with its vibrant café and dining scene only a short drive away. For your convenience, this home also offers 3 phase power, high-speed internet connected by Fibre to the Premises (FTTP) and a double garage.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 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	1ARNHND
Property Type	House
House Size	244 m2
Land Area	635 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Panels

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN

HOUSE AREA	244.21 m²
ALFRESCO AREA	62.05 m²
GARAGE AREA	44.14 m²
VERANDAH AREA	23.59 m²
TOTAL AREA	373.99 m²

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