



## Geographe, 37 Lanyard Boulevard

### GRAND OPULENCE

5 4 4

**For Sale**  
Offers From \$2,400,000

**View**  
[ljhooker.com.au/16SJHND](http://ljhooker.com.au/16SJHND)

**Contact**  
**Karen Kemp**  
0417 178 098  
[karen.kemp@ljhsouthwest.com.au](mailto:karen.kemp@ljhsouthwest.com.au)

If opulence, location, space and style is what you are chasing look no further. This grand design with everything a massive family would need is right here and available now. Located on the prestigious Port Geographe Canals on a substantial 1079m2 fully fenced lot with jetty access and electric roller gate to enter onto the premises. Come on see what it has to offer.

#### BED N BATH

- \* 5 masterful bedrooms; 2 on lower level including the master and 3 on upper level
- \* Master bedroom has access to private covered courtyard. Bathroom has double sinks with stone vanity. Double shower heads and separate toilet
- \* All have built in double door or more robes
- \* All carpeted with ceiling fans and reverse cycle air conditioners
- \* All have views of pool area or canals
- \* 4 bathrooms 2 lower level 2 upper level



**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.

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- \* 2 bathrooms are ensuites
- \* All bathrooms recently fully renovated 1 on upper level has a full-size bath and all have heat lamps.

## KITCHEN

- \* Corian benchtops
- \* Large walk-in pantry doubled as scullery
- \* 2x 600mm electric wall ovens
- \* 1x 600mm built in steam oven
- \* 1x 600mm built in microwave
- \* 1x pyrolytic cleaning oven
- \* Quality Meile appliances thru kitchen
- \* Induction cooktop
- \* S/S rangehood
- \* Fisher and Paykel dishwasher
- \* Appliance cupboard
- \* Loads of draws and cupboards for storage all with soft closing mechanisms
- \* Wide fridge recess with plumbing
- \* Double S/S sinks, loads bench space

## LAUNDRY

- \* Spacious laundry with Stone top and loads of cupboard storage

## LIVING AREAS

- \* Games room / Bar with 2x built in fridges and pool view. Quality pendants lights with dimmers.
- \* LED lighting under stone bar top
- \* Central open plan living on ground floor with canal views
- \* Theatre room with ambient lighting
- \* Upstairs lounge with canal views amongst bedrooms
- \* Balcony north facing

## INTERNAL FEATURES

- \* Norsman fireplace fan forced with stone Hearth
- \* 7x reverse cycle split systems
- \* All carpets and flooring replace 2 yrs ago.
- \* Hybrid strip planking thru all high traffic areas and wool carpets to bedrooms
- \* Down lighting thru out home including kitchen
- \* Solar hart hot water
- \* Concrete suspended slab
- \* Double brick home built 2001 by Tallwood constructions and recently renovated and painted
- \* Batts and anticon insulated roof

## OUTSIDE FEATURES

- \* Below ground solar heated pool salt/chlorinated approx. 8m x 5m
- \* Glass fencing
- \* Fruit trees front and rear including vege patches
- \* All fully reticulated of mains water and all established
- \* Bali style alfresco over looks pool fully enclosed with new drop blinds. Includes Dodge



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built in fire/oven

- \* New drop blinds upstairs and downstairs surround the home
- \* Electric front gate
- \* Intercom and Camera at front gate for added security
- \* Security cameras external of home
- \* Rainwater tank 2500 litre
- \* Senor lights surround home
- \* Out the canal side of the home north facing is a built in Pizza oven with rotisserie
- \* Licensed private wooden jetty approx. 10m long
- \* Outdoor kitchen area
- \* Outdoor shower hot and cold
- \* Jarrah decking under alfresco
- \* 4 bay wide double garages with roller doors electric room to park 6 cars on the property

The list is endless, and it certainly is a must-see home to appreciate all it offers. Just hop in your boat and a short canal drive to the Deck restaurant. Nearby to shops and convenient stores.

Live in a safe estate where Neighbours take pride in their homes and living is friendly. Private inspections only call Karen on 0417 178 098.

## More About this Property

Property ID	16SJHND
Property Type	House
Land Area	1079 m2

### Karen Kemp 0417 178 098

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

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