




926B Geographe Bay Road, Geographe

Luxury Coastal Living with Premium Dual Residence - Designer Front Home + Self-Contained Rear Retreat

Showcasing exceptional craftsmanship by local reputable builder, this architecturally designed residence delivers a rare opportunity to secure a luxury coastal home with a fully self-contained second dwelling-perfect for multi-generational living, guest accommodation, or additional income.

From the moment you step inside, the front residence impresses with high-end finishes, intelligent design, and effortless indoor-outdoor living.

At the heart of the home, the designer kitchen is a true statement, featuring 20mm Tahiti White stone benchtops, premium appliances including a dual-door Fisher & Paykel dishwasher, gas cooktop, Neff fold away steam convection oven, Neff microwave convection oven and a stunning 2.5m island bench. A fully equipped scullery with walk-in pantry ensures both practicality and style, while a under bench 3 door bar fridge remains to complete the entertainers dream.

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FOR SALE

Offers Above \$3,999,000

VIEW

By Appointment

AGENTS

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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**

The upper-level living zone is designed for comfort and relaxation, complete with ambient electric fireplace, electric blinds, and dual sliding doors opening onto a ModWood-decked balcony with water, power, and electric blinds-perfect for year-round entertaining.

Accommodation is thoughtfully designed across both levels. Upstairs, a private bedroom retreat features a walk-in robe, laundry chute, and luxurious ensuite with skylight, heated towel rail, dual vanities, and walk-in shower. The lower-level master suite is equally impressive, offering dual walk-in robes, a freestanding bath, walk-in shower, and direct access to the alfresco deck. A third bedroom with its own ensuite provides additional flexibility for guests or family.

Additional features of the front home include:

- Ducted reverse cycle air conditioning (4 zoned)
- RESiLIFT Australian Made (200kg capacity)
- Chandeliers and premium window treatments throughout
- External smart lighting, remote control, automated/scheduled and thumbprint entry lock
- Double garage with internal access
- Outdoor shower for easy beach living
- Filtered water, reticulation, and 3-phase power
- Two instantaneous hot water systems
- Lot size 620sqm

Privately positioned at the rear, the second residence is a standout in its own right. This stylish two-storey, two-bedroom home offers a fully self-contained lifestyle with strong rental. Currently licenced Airbnb (Hosted).

Upstairs features a light-filled living area, contemporary black-and-white kitchen with Bosch appliances, and bi-fold doors opening to a decked balcony, with remote control awning- ideal for entertaining. Two bedrooms and a well-appointed bathroom complete the upper level.

Downstairs, a substantial 10m x 11m space has been converted into a versatile games room with durable resin flooring, while outdoor features include a unique open-air bath and shower, perfect after a day at the beach.

Additional highlights of the rear home include:

- Three split-system air conditioners
- Luxaflex shutters and blinds
- Solar panel system (approx. 15kW)
- 3 phase power
- Fibre to the premises (NBN)
- Solar Powered Security cameras (EUFY)
- Fully fenced, pet-friendly yard
- Reticulated gardens and both properties filtered water and magnetic filter
- Gas hot water and natural gas connection

This is a rare opportunity to secure a premium dual-residence properties both north facing offering flexibility, luxury, and lifestyle in one of the most desirable coastal settings. Short drive or easy walk/cycle on sealed pathway to central CBD and famous Busselton Jetty.

Live in one, rent the other, or enjoy the ultimate multi-generational lifestyle-this is coastal living at its finest.

MORE DETAILS

Property ID 1AV5HND
Property Type House
Land Area 620 m2
Including Balcony
Secure Parking

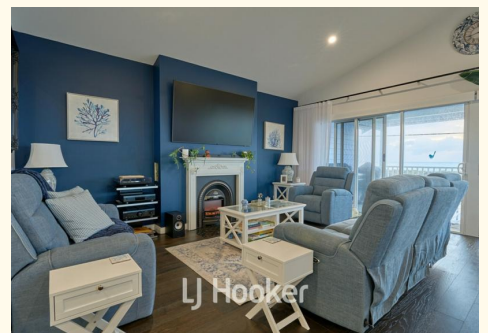
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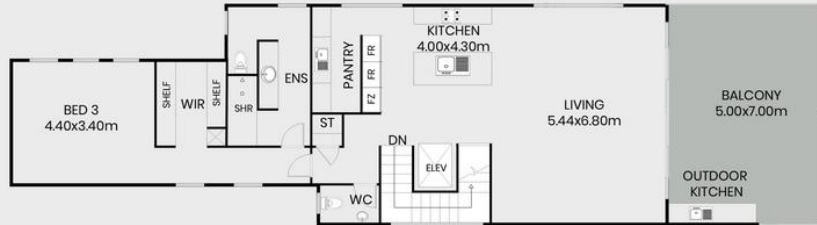
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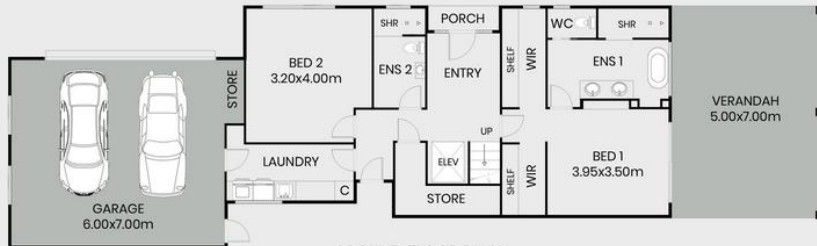


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Geographe WA 6280



UPPER FLOOR PLAN



GROUND FLOOR PLAN



SITE PLAN



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.