



944 Geographe Bay Road, Geographe

## Premium Coastal Living

This coastal-style residence offers an exceptional lifestyle opportunity with breathtaking 180-degree views over Geographe Bay. Positioned on a prized north-facing corner lot, the home captures natural light throughout and enjoys uninterrupted vistas of the iconic Busselton Jetty from multiple rooms.

Situated just moments from the Busselton CBD and famous Busselton Jetty and foreshore, with convenient access via the sealed bike trail, this spacious seaside home blends comfort, style, and practicality. Easy bike ride or walk to central CBD.




### Key Features

#### Lower Level

- Spacious open-plan central living zone with tiled flooring
- fold doors opening onto the front sitting area and pool gives a divine open plan living space
- Four generous bedrooms
- Activity/study area
- Separate office
- Main bathroom with bathtub recently renovated
- Laundry with excellent storage
- Large tiles on lower floor level ideal for heavy traffic use.

#### Kitchen

- Stone waterfall benchtops

6  2  2 

### FOR SALE

Offers From \$3,550,000

### AGENTS

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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.  
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Interested parties must rely solely on their own enquiries.



- Overhead cabinetry
- 900mm freestanding electric oven
- Gas cooktop
- Stainless steel rangehood
- Microwave recess
- Abundant cupboards and drawers for additional storage
- Built-in pantry
- Dishwasher

#### Upper Level

- Two very spacious bedrooms, each with balconies and full ocean views
- New Ash Grey Ekodeck to balconies
- Built-in dual robes and air-conditioning to master suite
- Linen storage
- Beautiful hard wearing wooden flooring in high-traffic areas
- Wool carpets to upstairs bedrooms
- Iron balustrade
- White plantation shutters on windows

#### Extras

- LED lighting throughout
- New large air-conditioning unit servicing kitchen/living area
- Two reverse-cycle air-conditioners upstairs
- Wool carpets throughout the home
- Three toilets
- High ceilings throughout
- Quality window treatments (including full block out + sheer combinations plus shutters)
- New instantaneous gas hot water system
- Light bright contemporary paint tones thru out to compliment any decor

#### External Features

- Aggregate surrounds, driveway and pool area
- Powered 10m x 4m (approx.) workshop with concrete floor and high-pitched roof
- " Double-bay freestanding powered garage
- " 1055m<sup>2</sup> corner lot with duplex potential fully fenced
- Easy-care lawns and gardens with NEW sprinklers and solenoids
- Limestone retaining wall to the front
- New Colorbond back fence (behind bamboo cladding)

#### Pool

- Below-ground pool approx. 8m x 3.5m
- Fully automated saltwater system, serviced fortnightly
- Glass fencing to maintain ocean views
- Decking surrounding pool area

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#### The Lifestyle

Light-filled, contemporary, and low maintenance, this impressive coastal property delivers exceptional value in one of Busselton's most sought-after pockets. With crystal-clear waters just steps away, this home offers an unrivalled blend of seaside luxury and everyday convenience.

Currently licensed and used as an Air BNB.

So dip your toes in the ocean edge, approximately 100m from front door! Or take an easy walk or drive to Busselton Jetty approximately 1.9kms.

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#### Enquire Today

For further details or to arrange your private inspection, contact me - Karen Kemp 0417 178 098

## MORE DETAILS

Property ID 1988HND  
Property Type House  
Land Area 1055 m2  
Including Air Conditioning  
Toilets (3)  
Pool  
Balcony  
Floorboards  
Secure Parking  
Built-In Wardrobes  
Close to Shops  
Garden

**Karen Kemp 0417 178 098**

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