

Geographe, 1/47 Spinnaker Boulevard

Modern Coastal Luxury - A few Steps from the Bay!



Discover the perfect blend of style, location and low-maintenance living in this architecturally designed, two-storey townhouse achieving the prestigious 2016 HIA — South West Home of the Year.

Ideally positioned just moments from the beach, scenic cycleways, parklands, playgrounds and the vibrant Port Geographe Marina with bar, restaurant and six all weather boat launching bays.

Whether you're seeking a lock-and-leave holiday escape, an investment or a stylish permanent residence, this modern masterpiece delivers on every level.

Property Highlights:

3 spacious bedrooms, each with its own private ensuite and walk-in robe

Additional powder room upstairs for guests

Designer galley kitchen with stone benchtops, waterfall island, stainless steel appliances & ample storage



For Sale
Please Call

View
ljhooker.com.au/17VMHND

Contact
Jeremy Lloyd
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Judy Sliker
0408 554 187
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LJ Hooker Property South West WA
(08) 9791 6880

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.

Open-plan living and dining with ocean views and NE-facing balcony
Elegant Blackbutt timber flooring throughout living areas
3x split system reverse-cycle air conditioners
Downlights throughout for a contemporary finish
Private ground-floor NE-facing alfresco for entertaining
Secure double garage with internal access and large storeroom under main roof
Individually designed, one-of-a-kind upmarket home
Low-maintenance gardens on a 290m² block plus common area access driveway
Generous 244m² of total living space in the home plus garage/store
No strata fees

Constructed in timber frame (insulated) - Brick + Render
Colorbond (insulated) roof
Timber (insulated) top floor
Concrete and Aggregate Drive, Fully Fenced, Reticulated Garden.

You will be situated on the doorstep to the best Margaret River wineries and limestone caves.

Boating, fishing, crabbing, swimming plus 15mins drive to local domestic airport - this area has it all!

Flights direct to Melbourne & Sydney from Busselton/Margaret River airport and only 2.5 hours' drive to Perth.

This is coastal living without compromise - modern, practical and positioned in one of Busselton's most desirable lifestyle pockets.

Contact Judy Sliker 0408 554 187 or Jeremy Lloyd 0414 651 458 to arrange a viewing 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.



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More About this Property

Property ID	17VMHND
Property Type	House
House Size	244 m2
Land Area	290 m2
Including	Air Conditioning Toilets (4) Courtyard Balcony Floorboards Built-in-Robes Secure Parking

Jeremy Lloyd 0414 651 458

Sales Consultant â€“ Busselton | jeremy.lloyd@ljhsouthwest.com.au

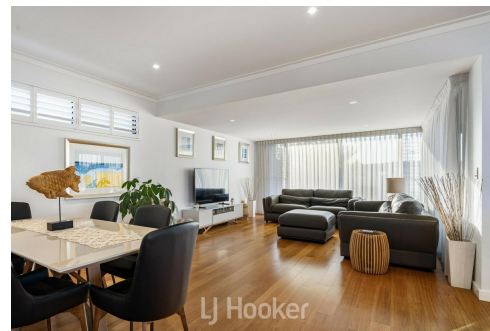
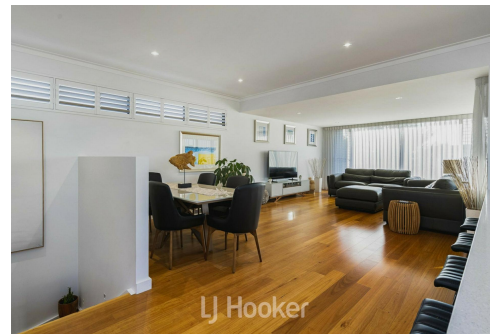
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