

Geographe, 1/19 Ford Road

Welcome to Your Dream Home in South West WA!

Located in the heart of a beautiful and thriving community, this villa presents as new and is ready to impress. At only 6 years of age (approx.), this home has been thoughtfully designed to deliver both style and functionality. Positioned as the front villa of three (3) on a strata title, you'll enjoy privacy and independence with no adjoining walls and NO Body Corporate fees.

Key Features:

- * 3 Spacious Bedrooms: The master suite is entirely separate, ensuring your privacy and tranquillity. All bedrooms come with built-in robes, complete with hanging space and shelves.
- * 2 Well-Appointed Bathrooms: Featuring modern finishes for your ultimate convenience and comfort.
- * Open-Plan Living: A light-filled family room designed with a north-facing aspect, seamlessly connecting to the outdoor area. Perfect for both relaxation and entertaining.



For Sale

Offers From \$965,000

View

ljhooker.com.au/1755HND

Contact

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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.

- * **Chef's Delight Kitchen:** Enjoy a stylish, functional kitchen with stone benchtops, under-bench electric oven, natural gas hotplate, dishwasher, and ample storage, including a wall pantry and appliance cupboard.
- * **Expansive Outdoor Area:** A large, high gable-roofed alfresco area facing north - ideal for outdoor entertaining and relaxing.
- * **Climate Control:** Reverse-cycle air conditioning to the main living area, plus a bayonet point for heating in the cooler months.
- * **Modern Design Features:** High raked ceilings with shadow-lined finishes (no cornices), and fashionable aggregate driveways and pathways.
- * **Energy Efficiency:** Seven-star rating with an innovative board system offering excellent thermal ratings, superior acoustic quality, and fire and vermin resistance.
- * **Garage & Additional Parking:** Double garage with extra height and a separate parking space for a boat or caravan. A fully fenced property with secure gates for privacy and security.
- * **Convenience:** Fully reticulated garden to mains, stylish flooring, light fittings, and window treatments. All services are connected for your ease and comfort.

The owner is also the builder, ensuring every detail has been designed and crafted to perfection.

Location, Location, Location! This villa is just a few minutes' walk to Blue Waters and the pristine beach, making it the perfect place for those who love coastal living. Additionally, you'll be in the central Busselton location, where you can easily walk to the iconic Busselton Jetty, enjoy local cafés,

Location Highlights:

- * Just 2 hours and 20 minutes from Perth (approx.)
- * A short 15-minute drive (approx.) from the airport, with direct access to Melbourne and Sydney
- * Margaret River, the gateway to one of WA's premier tourist regions, is just around the corner
- * Perfect for outdoor enthusiasts - whether you love swimming, or you're training for events like Ironman, this is the perfect location!

With 444m2 of strata title land, this exceptional property offers the ultimate lifestyle in one of Western Australia's most desirable locations.

Exclusively represented by Judy Sliker. Don't miss the opportunity to make this your new home - contact Judy on 0408 554 187 today to arrange a viewing!

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	1755HND
Property Type	Villa
Land Area	442 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Liveability

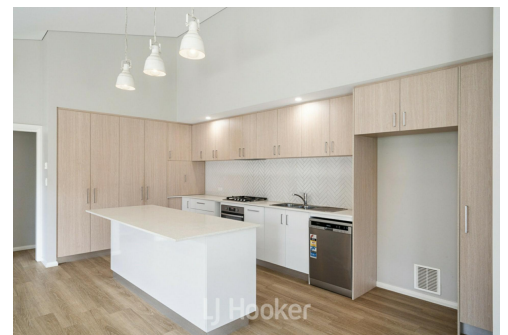
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