



12 Egan Crescent, Vasse

Stunning Family Home in the Heart of Vasse Newtown

Welcome to this beautifully refreshed family home, perfectly positioned in one of Busselton's most sought-after estates Vasse Newtown. Offering an exceptional combination of space, style, and comfort, this impressive residence is ready for its next owners to simply move in and enjoy.

Boasting 4 generous bedrooms and 2 modern bathrooms, this home has been thoughtfully updated with brand-new carpet throughout, freshly painted interiors, polished timber floors and new window treatments, creating a fresh, contemporary feel from the moment you step inside.

Designed with family living in mind, you'll love the abundance of space featuring two separate theatre rooms and multiple living areas, providing flexibility for entertaining, relaxing, or accommodating a growing family.

Outside, there's plenty of room for all your storage and hobbies with a large shed, while the double garage offers secure parking and convenience. Year-round comfort is assured with ducted reverse-cycle air conditioning throughout the home.

4 2 2

FOR SALE

Offers above \$1,075,000

VIEW

By Appointment

AGENTS

Aidan Fraser
0437 195 730
aidan.fraser@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.



Perfectly positioned, you'll enjoy the convenience of being just moments from the Vasse Village shopping precinct, with its cafés, supermarkets, and everyday amenities, as well as fantastic local schools, beautiful parks, and playgrounds, making this an ideal location for families.

Property Features:

- 4 spacious bedrooms
- 2 well-appointed bathrooms
- 2 dedicated theatre rooms
- Multiple living areas
- Brand-new carpet throughout
- Freshly painted interiors
- New window treatments throughout
- Ducted reverse-cycle air conditioning
- Large shed
- Double garage
- Prime location in the highly desirable Vasse Newtown estate
- Close to Vasse Village shopping precinct, quality schools, and parks

Homes of this quality in such a prime location are highly sought after. With all the hard work already done, this is the perfect opportunity to secure a spacious family home in one of Busselton's most popular communities.

This is one you won't want to miss —contact Aidan today to arrange your inspection!

MORE DETAILS

Property ID	1B20HND
Property Type	House
House Size	222 m2
Land Area	659 m2

Aidan Fraser 0437 195 730
Licensed Sales Agent - Busselton |
aidan.fraser@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au





TOTAL: 198 m2

1st floor: 198 m2

EXCLUDED AREAS: GARAGE: 51 m2, PORCH: 15 m2, DECK: 27 m2,
PATIO: 34 m2, WALLS: 15 m2

Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.

