







31 Amberjack Avenue, Vasse

Modern Family Comfort with Caravan Access in Vasse

Designed for easy family living, this modern 2019 residence brings together space, comfort and the practical extras that make everyday life work. Set on a 450sqm block, there are four bedrooms, two separate living areas, a warming wood fire and side access ready for the caravan, all within easy reach of Vasse's schools, shops and the coast.

- 450sqm block with side access suitable for a caravan
- 4 bedrooms, 2 bathrooms and 2 toilets, including king-sized master with walk-in robe and ensuite
- Modern 2019 build with brick construction, Colorbond roof, stone benchtops and excellent storage
- Ducted air conditioning throughout, ceiling insulation and wood fireplace to the main living area
- Paved alfresco, approximately 4m x 5m, connecting directly with the open plan living zone
- Double garage, bore, reticulation and whole house water filtration system

The open plan family and dining area forms the heart of the home, with tiled flooring making it practical for busy family life and a wood fireplace adding plenty of warmth and atmosphere through the cooler

4 2 2

FOR SALE
Offers Above $899,000

VIEW
Sat 21st Nov @ 9:30AM - 10:00AM

AGENTS

Jeremy Lloyd
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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.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

months. Sliding doors open directly to the paved alfresco, creating an easy connection between indoor and outdoor living.

When everyone needs a little more room, the separate theatre provides that valuable second living space. Movie nights, a kids' retreat or simply somewhere quiet to switch off, you've got options.

The kitchen is well equipped for everyday cooking and entertaining, with Essa Stone benchtops, an island bench, gas cooktop, electric oven, rangehood, dishwasher, double sink and solid splashback. Better still, two walk-in pantries provide the kind of storage families can never have enough of.

The king-sized master bedroom includes a walk-in robe, TV point, blinds and ducted air conditioning. Its ensuite features a shower, single vanity with stone benchtop, separate toilet and tiled flooring. Bedrooms two, three and four are all queen-sized, with built-in robes, carpet, blinds and ducted air conditioning.

The family bathroom continues the practical layout with a bath, separate shower, single vanity with stone benchtop and tiled flooring, while a separate toilet helps keep busy mornings moving. The laundry includes additional linen storage.

Outside, the approximately 4m x 5m paved alfresco gives you a comfortable spot for weekend barbecues and relaxed afternoons at home. Side access provides room for the caravan, while the double garage takes care of everyday parking. A bore and reticulation help with the garden, and the home also includes a whole-house water filter, natural gas connection, gas storage hot water system, mains sewer, NBN connection and security cameras.

Location rounds out the package. Cape Naturaliste College and Vasse Primary School are both located within Vasse, while the area's established shopping and services keep everyday essentials close to home. And when the weekend arrives, the shores of Geographe Bay are only a short drive away.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 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 DETAILS

Property ID	1BGMHND
Property Type	House
Land Area	450 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Remote Garage











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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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