

6 Gribble Circuit, Vasse

## Effortless Living in a Prime Vasse Location

Positioned in the heart of sought-after Vasse, this modern and low-maintenance home offers the perfect blend of comfort, functionality, and lifestyle convenience, ideal for owner-occupiers, investors, or those seeking a lock-and-leave retreat.

Boasting 4 spacious bedrooms and 2 bathrooms, the home also features a versatile additional room complete with sink and cabinetry, perfect as a home office, massage or beauty room, or even a potential fifth bedroom.

Designed for easy living, the open-plan kitchen, dining, and living area is enhanced by stylish stone benchtops and flows seamlessly to the outdoors. Tiled flooring through the main traffic areas ensures durability, while vinyl flooring in the bedrooms adds warmth and comfort.

Enjoy year-round comfort with ducted reverse-cycle air conditioning, complemented by solar power for energy efficiency. A large double garage and rear access provide added convenience and flexibility.

Set on a low-maintenance block, this home is perfectly suited for busy

4  2  2 

**FOR SALE**

Please Call

**AGENTS**

Aidan Fraser

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**AGENCY**

LJ Hooker Property South West WA

(08) 9791 6880

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

 **LJ Hooker**

lifestyles or savvy investors.

Location Highlights:

- Walking distance to Coles, local farmers market, and Vasse Shopping Precinct
- Close to quality schools and beautiful local parks
- Easy access to everything this thriving community has to offer

This is a fantastic opportunity to secure a well-appointed home in a highly desirable location.

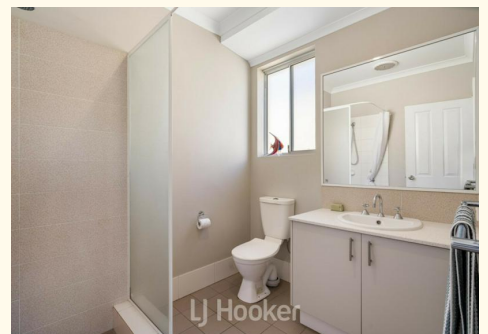
Contact Aidan Fraser on 0437 195 730 today for a private viewing!

**MORE DETAILS**

Property ID	1A1AHND
Property Type	House
House Size	169 m2
Land Area	435 m2
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Remote Garage

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

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**TOTAL: 154 m2**

1st floor: 154 m2

EXCLUDED AREAS: GARAGE: 32 m2, PORCH: 3 m2, COVERED PATIO: 13 m2,  
 PATIO: 105 m2, WALLS: 17 m2

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



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