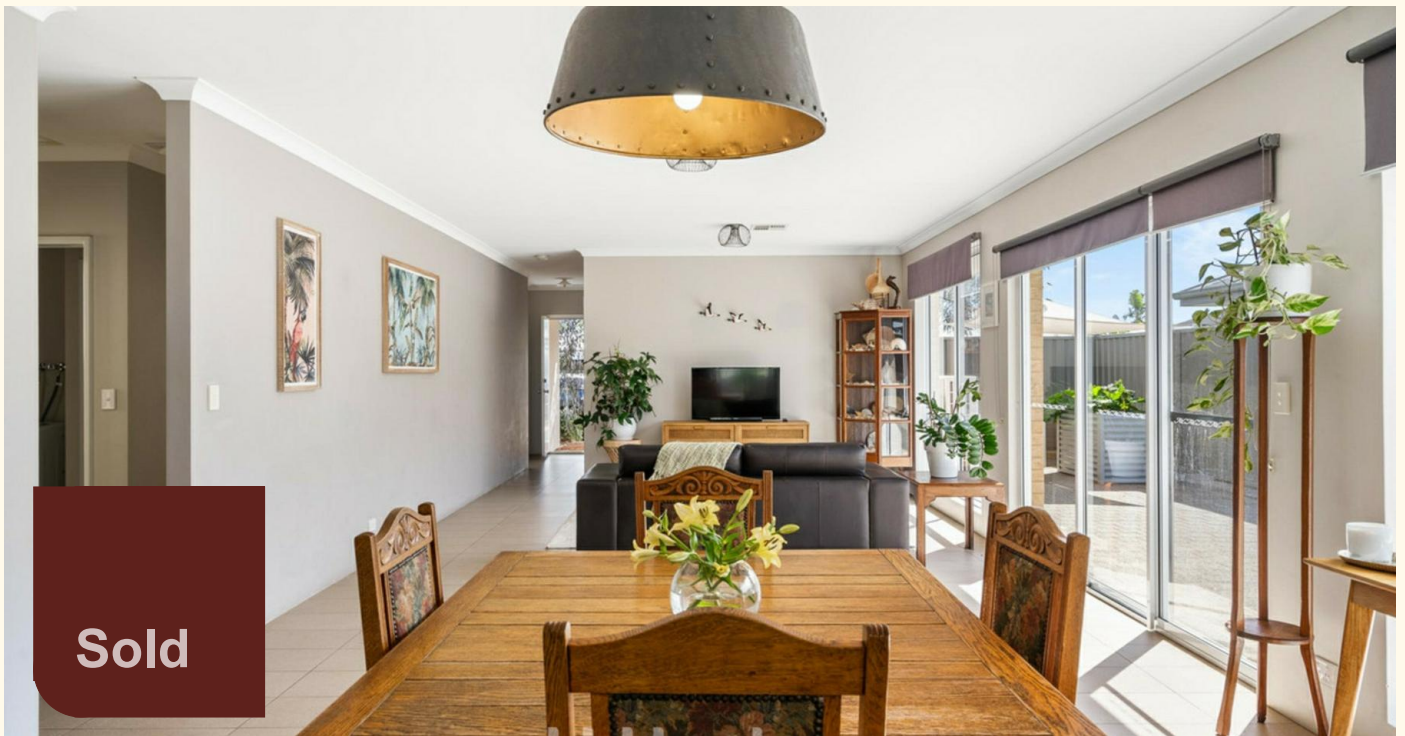




6 Gribble Circuit, Vasse

## 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

Offers Above \$845,000

### AGENTS

Aidan Fraser

0437 195 730

[aidan.fraser@ljhsouthwest.com.au](mailto: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.



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

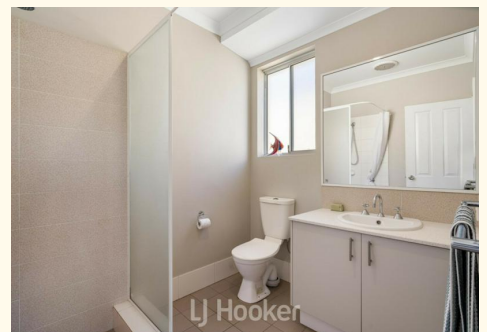
|               |                  |
|---------------|------------------|
| Property ID   | 1A1AHND          |
| Property Type | House            |
| House Size    | 169 m2           |
| Land Area     | 435 m2           |
| Including     | Ensuite          |
|               | Study            |
|               | 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

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230  
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au





**TOTAL: 154 m<sup>2</sup>**

1st floor: 154 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 32 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>, COVERED PATIO: 13 m<sup>2</sup>,  
PATIO: 105 m<sup>2</sup>, WALLS: 17 m<sup>2</sup>

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

