



7 Plough Crescent, Vasse

## Comfort & Style in Vasse

Designed with family comfort and functionality in mind, this beautifully presented 3-bedroom, 2-bathroom home offers an exceptional lifestyle with space thoughtfully maximised throughout.

At the heart of the home is a modern kitchen featuring stone benchtops and quality appliances, seamlessly connecting to light-filled living areas. A dedicated theatre room and separate kids' activity/study provide flexibility for growing families, working from home, or relaxed movie nights.

Year-round comfort is assured with ducted reverse-cycle air conditioning, while the double garage includes additional storage and convenient through access, ideal for a trailer or small boat.

Step outside and be impressed by the stunning landscaped garden and outdoor entertaining area—a private oasis perfect for entertaining or unwinding with family and friends.

Ideally located close to the Vasse Village shopping precinct, parks and quality schooling, this home delivers the perfect balance of lifestyle, convenience and space.

An outstanding opportunity for families, downsizers or investors alike.

3 2 3

### FOR SALE

Please Call

### 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.



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

## MORE DETAILS

Property ID	19H1HND
Property Type	House
House Size	152 m2
Land Area	451 m2
Including	Study
	Air Conditioning
	Deck
	Dishwasher
	Outdoor Entertaining
	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  
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**TOTAL: 141 m<sup>2</sup>**

1st floor: 141 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 36 m<sup>2</sup>, DECK: 19 m<sup>2</sup>, COVERED PATIO: 14 m<sup>2</sup>,  
PORCH: 4 m<sup>2</sup>, WALLS: 12 m<sup>2</sup>

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

