



8 Orlando Boulevard, Vasse

Spacious Family Living on 991sqm - Pool, Workshop & Prime Vasse Location

Perfectly positioned just a stone's throw from the thriving Vasse Shopping Precinct and Growers Market, this expansive and well-designed home offers the ultimate in convenience and lifestyle. With schools, medical facilities, and everyday amenities all within walking distance, this is an exceptional opportunity for large or blended families seeking space, comfort, and practicality.

HOME FEATURES:

- Generous 5-bedroom, 2-bathroom layout
- King-sized master suite with large walk-in robe, spacious ensuite, and separate toilet
- All minor bedrooms include double sliding mirrored robes
- Family bathroom complete with bath

KITCHEN & LIVING:

- Well-appointed kitchen with stone benchtops, 900mm electric oven, gas cooktop & stainless steel rangehood
- Dishwasher, wide fridge recess & large walk-in pantry
- Ample storage with extensive drawer space and oversized island breakfast bar

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FOR SALE

Offers From \$1,350,000

VIEW

By Appointment

AGENTS

Karen Kemp
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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.



- Light-filled dining area adjoining kitchen
- Three separate living zones including central open-plan family/dining/lounge, front theatre/lounge, plus a dedicated study/home office

COMFORT & EFFICIENCY:

- Ducted reverse cycle air conditioning (zoned control)
- 13 solar panels (approx. 5.5kW system)
- Instantaneous gas hot water system
- Whole-home water filtration system
- Hard-wired security cameras
- Vinyl plank flooring throughout - ideal for allergy-friendly living

OUTDOOR & LIFESTYLE:

- Fully fenced 991sqm corner block with dual access
- North-facing paved alfresco with drop-down blinds for year-round entertaining
- Fully automated saltwater pool (2 years old) with heating provisions and pool cleaning equipment
- Established, reticulated gardens and approx. 30 fruiting trees including avocado, citrus, fig, apple & more
- Mini basketball court
- Dog enclosure and cat run

SHEDDING & STORAGE:

- Powered 6x6m workshop with 3x3m lean-to and high-clearance roller doors - perfect for boats, vans or trailers
- Additional 3.9 x 2.5m heritage garden shed
- Two large Australian-made clotheslines

Built by Celebrations Homes in 2013, this property offers a complete lifestyle package with all the hard work already done. Enjoy the ease of walking to schools and shops, while still being just a short drive to the beach.

Private inspections only

Contact Karen Kemp on 0417 178 098 to arrange your viewing.

MORE DETAILS

Property ID	1AYTHND
Property Type	House
House Size	210 m2
Land Area	991 m2

Karen Kemp 0417 178 098

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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 **LJ Hooker**