



11 Pianobox Boulevard, West Busselton

Spacious Split-Level Living

Located in the prestigious Estate "Old Broadwater Farm" and nearby to private and public schooling and Geographe Leisure Centre. This home is on the most attractive wide, treed, and screened street.

LOWER LEVEL

KITCHEN

Stone bench tops
Stainless steel rangehood
Dishwasher
900mm electric oven
Gas cooktop
Dual stainless steel sink
Wide fridge recess
Overhead cupboards
Plenty of cupboards and draws.

MASTER AND MINOR BEDROOM

Master bedroom located at the front of the home and has extremely large walk through robe to an ensuite with separate toilet and hobless shower.
Minor bedroom has built in robe and both carpeted.

4 2 2

FOR SALE

Offers From \$1,350,000

VIEW

By Appointment

AGENTS

Karen Kemp
0417 178 098
karen.kemp@ljhsouthwest.com.au

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.



LOUNGE AND LIVING

Sweeping open plan living offer lounge and dining area of kitchen
Large double sliding glass doors with security screens lead out from central living area to back yard and alfresco.
Theatre room is carpeted with barn door for added privacy.

UPPER LEVEL

2 minor bedrooms carpeted with built in robes
Separate ensuite
Separate toilet
Linen press
Both minor bedrooms have double French doors that lead out to the balcony.

FEATURES

A wide, stately entry hallway completes the home's welcoming feel, combining style with everyday practicality.
Security fly wire doors surround the home
Covered and paved alfresco
Small back yard with established lawn and small garden shed
Ducted reverse cycle station controlled air conditioning throughout the home
Fully fenced lot 441m²
Built in 2018 by Summit homes. Approximately 221m² under main roof.
Timber framed and Colourbond roof
Rear access to double bay garage with internal access for added security.
Vinyl plank flooring through all high traffic on lower-level areas ideal for allergy sufferers
Stately high ceilings throughout the home
Quality sheers and blinds add warmth and softness to the home
Carpeted staircase with under stair storage
Neutral contemporary paint tones throughout home will suit any décor

Rates:

Council Rates:- \$2,817.03 approx pa
Water Rates:- \$1,294.50 approx pa

Just a short walk to open public parkland with BBQ facilities and play equipment. An easy drive to the Busselton Foreshore and central CBD. Nearby to the par 3 Golf course.

Contact Karen Kemp today —0417 178 098

MORE DETAILS

Property ID	1ADRHND
Property Type	House
House Size	221 m ²
Land Area	441 m ²

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

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TOTAL: 212 m2

1st floor: 164 m2, 2nd floor: 48 m2

EXCLUDED AREAS: GARAGE: 38 m2, PORCH: 12 m2, PATIO: 27 m2,
BALCONY: 9 m2, WALLS: 19 m2

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



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