



West Busselton, 16 Blue Crescent

Stunning, Modern Family Home Just Steps from the Beach

Welcome to this meticulously designed and newly constructed home, just two years old, offering the perfect blend of luxury, functionality, and style. Nestled in a peaceful street in the heart of West Busselton, this home is only 260 meters from the beach and a short stroll to a beautiful park. With excellent neighbours who take pride in their homes, you'll enjoy a serene and safe living environment, perfect for family life.

Key Features:

Gourmet Kitchen:

- Stone countertops and dual porcelain sinks
- ILVE Italian 900mm electric oven and 6-burner gas cooktop
- ILVE rangehood
- Loads of drawers for plenty of storage



Disclaimer: 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.



For Sale

Offers From \$1,650,000

View

ljhooker.com.au/170AHND

Contact

Karen Kemp

0417 178 098

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LJ Hooker Property South West WA
(08) 9791 6880

- Skylight bringing in natural light
- Integrated dishwasher and plumbed fridge recess
- Overhead cabinetry for added convenience

Luxurious Master Suite:

- Spacious walk-in robe
- Ensuite with dual porcelain vanities and a walk-in hobless shower
- Heated Towel Rail
- Stunning egg-shell bath with feature lighting
- Skylight and separate toilet for added privacy
- Built-in linen cupboard and heat lamps for ultimate comfort

Generously Sized Minor Bedrooms and Bathroom:

- Double-sized rooms with mirrored built-in robes
- Ceiling fans for year-round comfort
- Dual vanities in the minor bathroom with a bath and heat lamps

Stylish Laundry and Extra Space:

- Ample cupboard space and marbled tiled floors
- Separate toilet for convenience
- Well-organized, functional layout

Outdoor Entertaining:

- Alfresco with high ceilings, ideal for all-year-round entertaining
- Built-in BBQ with stone benchtops and an industrial rangehood
- Sink with hot and cold water, built-in bar fridge, and drop blinds
- Overhead heater and 2 large industrial ceiling fans
- Built-in TV and brackets, perfect for movie nights or sporting events
- Merbau decked flooring adds an elegant touch
- Outdoor Shower Hot/Cold

Beautifully Landscaped Gardens:

- Established, easy-care gardens and lawns
- Stunning tree features in the backyard with a built-in bench seat
- Fully reticulated garden system from mains water

Additional Features:

- Epoxy finish driveway and pathways
- 4-bay garage with extra height (3m high) and an electric roller door (2.7m high)
- New general-purpose powered workshop/shed (9mx6m) with concrete floor, insulation, and LED lighting
- Double-glazed windows and doors for energy efficiency
- Insulated walls and ceiling, ensuring comfort all year
- Ducted reverse cycle air-conditioning with manual and app-controlled settings
- Built-in gas fire for cozy family gatherings
- Instantaneous gas hot water system
- Water filtration system and ceiling fans throughout
- Custom-made doors and shutters throughout the home
- Water-resistant timber laminate flooring, perfect for allergy sufferers and pets
- No carpets, ensuring a cleaner, healthier home



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- Neutral contemporary paint tones throughout that will enhance any decor

Prime Location:

- Just 260 meters from the beach and within walking distance of West Busselton Primary School
- Close to local shopping complexes and amenities
- Full side access through the garage, offering plenty of room for your boat or caravan
- This exceptional home is ready for you to move in and start living the coastal lifestyle you've always dreamed of.

Don't wait and miss out contact Karen Kemp on 0417 178 098 today to schedule your private viewing!

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	170AHND
Property Type	House
Land Area	916 m2
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

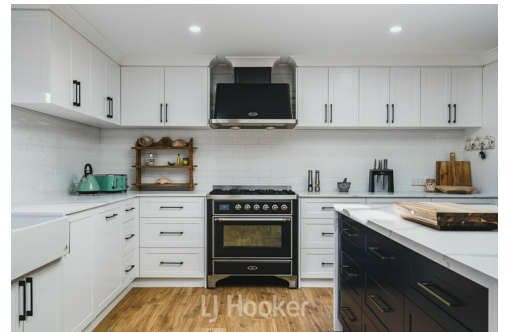
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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