



17 Furphy Place, West Busselton

## Luxury Living with Space, Style & Exceptional Features

### Bed n Bath

4 bedrooms and 3 bathrooms




This stunning home offers four spacious bedrooms and three beautifully appointed bathrooms, ideal for growing families or those seeking extra space for guests. Built in 2023, all bedrooms are fitted with plush carpets and ceiling fans, while the additional bathrooms are finished with modern fittings and quality fixtures throughout.

### Kitchen

The designer kitchen is the true centrepiece of the home, featuring striking stone waterfall-edge benchtops, a 900mm gas cooktop with electric oven, and a premium Miele dishwasher. A generous scullery and walk-in pantry provide exceptional storage and functionality, making it perfect for both everyday living and entertaining in style. Plenty cupboards and draws.

### Master Bedroom

The luxurious master suite is a private retreat, complete with a spacious walk-in robe and a beautifully finished ensuite showcasing stone benchtops. Designed with comfort in mind, it offers a relaxing sanctuary to unwind at the end of the day.

4  3  2 

### FOR SALE

Offers From \$2,150,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

## Lounge and Living

The expansive open plan living and dining area is enhanced by stunning Australian marri timber flooring, raked ceiling to living area and soaring 31-course ceiling to remainder of home, creating a light-filled and inviting space. Enjoy year-round comfort with reverse cycle ducted air conditioning, while the Pacific Energy Neo 2.6 wood-burning fire adds warmth and ambience during cooler months. Wide high glass sliding doors at either end of central living area leads to outside seating and interacting space.

## Features

- Built in 2023 with high-quality finishes throughout
- 270sqm of living space and almost 400sqm under main roof (includes garage & alfesco)
- Quality blinds, sheers and fixtures thru out
- Australian marri timber flooring to main living areas
- LED lighting throughout for energy efficiency
- Reverse cycle ducted air conditioning
- Ceiling fans in all bedrooms
- Large aggregate rear patio for entertaining north facing
- Eco decking to front alfresco and entry
- Fully landscaped, established and reticulated low-maintenance gardens
- Double garage with additional ample parking surrounding the home, room for the biggest of families with loads of cars and toys
- Bitumen driveway surrounds the home
- " Massive 12m x 9m workshop with 3.6m remote roller doors
- " tonne, 2-post vehicle hoist —ideal for tradies or car enthusiasts
- 6.6kW solar system with hybrid inverter (battery-ready)

## Rates

Land Rates - \$3,327.93 approx pa

Water Rates - \$1,313.53 approx pa

Positioned in a peaceful cul-de-sac surrounded by quality homes, this exceptional property is within walking distance to local schools, the Geographe Leisure Centre, and the beach. Offering the perfect balance of luxury, lifestyle, and practicality, this is a home that truly stands out.

## MORE DETAILS

Property ID	1ABAHND
Property Type	House
House Size	270 m2
Land Area	2003 m2
Including	Toilets (3)

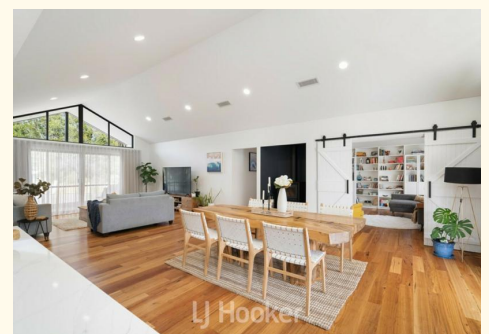
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## 17 Furphy Place, West Busselton WA 6280



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