



18 Sophia Loop, West Busselton

Comfortable Family Living complete with a Pool

Located in a sought after pocket of West Busselton, 18 Sophia Loop is an impressive four bedroom, two bathroom home designed for families who love to entertain.

With expansive living areas, quality finishes throughout and a stunning backyard complete with a below ground swimming pool, this is a home that truly stands out from the rest.

Features include:

- Grand master suite featuring a luxurious ensuite with bath, oversized walk in shower and separate his and hers walk-in robes.
- Three additional generously sized bedrooms, all complete with built-in robes.
- Separate theatre room ideal for movie nights or a quiet retreat.
- Separate study nook perfect for a kid's station or work from home days
- Spacious open plan kitchen, living and dining area filled with natural light.
- Stylish kitchen complete with 900mm cooking appliances, dishwasher, walk-in pantry, scullery, and double fridge space with plumbing.
- Ducted reverse cycle air conditioning throughout for year-round comfort.

4 2 2

FOR SALE

Offers Above \$1,000,000

VIEW

Sat 24th Oct @ 11:00AM - 11:45AM

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.



- Modern family bathroom with quality finishes.
- Large undercover alfresco entertaining area overlooking the sparkling below ground swimming pool.
- Generous grassed backyard providing plenty of room for your children to play.

Location Highlights:

- Situated in one of West Busselton's most desirable family friendly neighbourhoods.
- Just minutes from the Busselton Foreshore, pristine beaches and the iconic Jetty.
- Close to quality public and private schools, childcare centres and local parks.
- " Easy access to Busselton CBD, shopping centres, cafés and restaurants.
- Conveniently located near sporting facilities, walking trails and everyday amenities.

Homes like this don't come available very often, to book your private inspection, contact Aidan Fraser Today!

MORE DETAILS

Property ID	1B6RHND
Property Type	House
House Size	187 m2
Land Area	607 m2
Including	Air Conditioning
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

Aidan Fraser 0437 195 730

Licensed Sales Agent - Busselton |
aidan.fraser@ljhsouthwest.com.au

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Henley Dale's Specification

Plans are to be read in conjunction with Builders Standard Specification, Addenda & Engineers

Wind Zone - N1

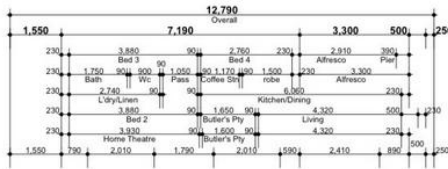
Coastal Zone - R1

BAL Rating - 12.5

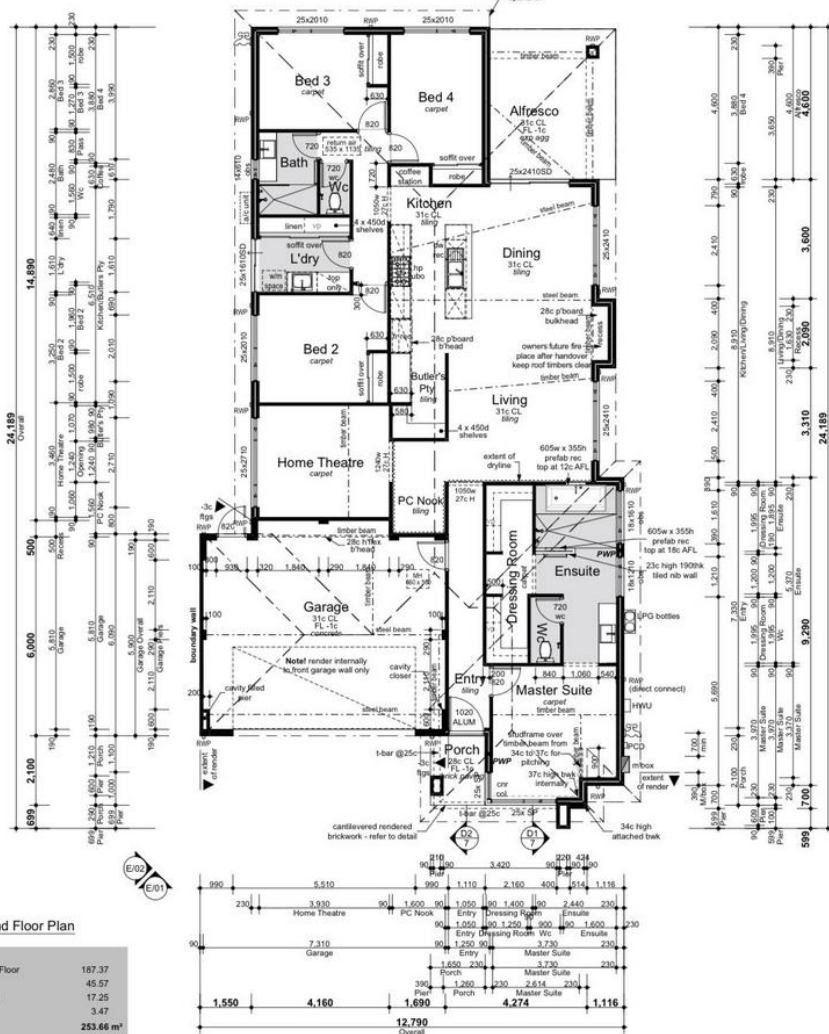
28c ceilings throughout unless otherwise noted

Roof Carpenter Note

Guttering to be sized out for A/C return air. Size as per spec



Client Note
All dimensions stated on these drawings relate to brickwork setback only. Plaster, tiles, and other finishes will alter the final dimensions. Care should be taken to consider such allowances when calculating clearances required for future fittings.
RWP locations shown are approximate and are to be positioned at the roof plumber's discretion



Ground Floor Plan

1:100

Areas

Ground Floor	187.37
Garage	45.57
Alfresco	17.25
Porch	3.47
Total:	253.66 m²
Perimeter:	71.86m

CLIENT: _____
CLIENT: _____
BUILDER: _____

AMENDMENTS:

16/02/2023 JMG
09/02/2023 JMG

CLIENT:

Ms L. F. Nolan

ADDRESS:
Lot 389 Sophia Loop,
BUSSELTON

JOB NUMBER:

8250



HEN2110.08.22

BIMcloud: ABN BIM CLOUD - BIMcloudWA/DAHSW/Jobe/08000/8200/8250/8250_WD_AC24