# West Busselton, 32 Cardinal Crescent

## Stunning Family Home with Granny Flat & Pool in Prime Location

4 2 2

**For Sale**
Offers Above $950,000

**View**
ljhooker.com.au/17E6HND

**Contact**
**Aidan Fraser**
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Welcome to 32 Cardinal Crescent, a beautifully designed home offering the perfect blend of style, comfort, and functionality. Situated in a sought-after neighborhood on a quiet, leafy street, this property is packed with features to suit families, entertainers, and investors alike.

The home boasts a double carport, security cameras, and reticulation to keep the gardens lush year-round. Step inside to find a floor plan that goes against the norm, the open-plan living space, which includes a wood fire and a stunning island bench in the kitchen - perfect for family gatherings.

The master bedroom is a private retreat with a walk-in robe and ensuite While the three minor bedrooms all include built-in robes, and the study provides a quiet space for work or study.

**LJ Hooker Property South West WA**
**(08) 9791 6880**

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Entertainment options abound with a theatre room, opening out on to the above ground pool and a fabulous alfresco area to the rear, complete with ceiling fans, timber-lined ceiling, a wood fire pizza oven, fire pit, and plenty of space to host guests year-round.

A separate approved granny flat adds incredible value, featuring a kitchenette, air conditioning, and ensuite - ideal for extended family or rental income.

Additional highlights include large laundry, shed and much more.

This incredible property offers an unbeatable lifestyle - don't miss out! Contact me today to arrange a 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 seller's 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

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|---|---|
| **Property ID** | 17E6HND |
| **Property Type** | House |
| **Land Area** | 693 m2 |

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TOTAL: 190 m2
FLOOR 1: 190 m2
EXCLUDED AREAS: GARAGE: 19 m2, CARPORT: 28 m2, PORCH: 3 m2,
COVERED PATIO: 34 m2, PATIO: 94 m2, DECK: 40 m2

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

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