







34 Kilchatten Crescent, West Busselton

ROOM TO LIVE, SPACE TO CREATE & A SHED TO IMPRESS!

Fully vacant and ready for you to move straight in and make it your own! This property truly has something for everyone. From its convenient location and desirable corner block position to the added benefits of side access and a spacious powered shed, this home offers practicality, versatility and plenty of room to enjoy.
Whether you're looking for space for the family, somewhere to entertain, room for hobbies or the perfect setup to work from home, this property is sure to impress!

KITCHEN
- Beautifully sanded and polished wood like benchtops
- Westinghouse Oven and grill
- Stainless steel appliances
- Walk-in pantry
- Plenty of character, charm and functionality

LIVING & DINING
- Open-plan living and dining layout
- Timber-look plank flooring
- Split-system air conditioning

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.

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FOR SALE
Offers From $850,000

VIEW
By Appointment

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

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

LJ Hooker

- Sliding door access to the alfresco area
- Charming wood fireplace, perfect for the cooler months

MASTER BEDROOM & ENSUITE
- Generously proportioned master bedroom
- Ceiling fan
- Walk-in wardrobe
- Modern ensuite featuring a bathtub

SECONDARY BEDROOMS
- Well-proportioned bedrooms
- Ideal for family members, guests or additional accommodation

OFFICE/ FOURTH BEDROOM/ SECONDARY LIVING AREA
- Versatile additional room offering multiple possibilities
- Convenient access from both the patio and main hallway
- Generous proportions
- Potential to incorporate a study nook
- Ideal as a home office, fourth bedroom, hobby room or additional living space

MAIN BATHROOM & LAUNDRY
- Generously sized laundry
- Practical and functional layout
- Plenty of room for everyday convenience

OUTDOOR LIVING & ENTERTAINING
- Covered alfresco / patio area
- Decking to the patio
- Fantastic space for entertaining family and friends
- Impressive 6m x 10m powered shed with concrete flooring
- Convenient side access

ADDITIONAL PROPERTY FEATURES
- Desirable corner block position
- Side access
- Large powered shed
- Flexible, open-plan living arrangement
- Multiple living and accommodation options
- Fully vacant and ready for immediate possession
- Reticulation
- Gas HWS

With its combination of character, flexible living spaces and fantastic outdoor features, this property offers so much more than meets the eye. The corner block position, convenient side access and impressive 6m x 10m powered shed are just some of the added extras that help set this home apart. Whether you're looking for room to entertain, space for hobbies, somewhere to work from home or simply a property you can move straight into and enjoy, this one is well worth your inspection!

For all enquires, please contact Karen Kemp on 0417 178 098.

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.

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MORE DETAILS

Property ID	1BRXHND
Property Type	House
Land Area	680 m2

Karen Kemp 0417 178 098
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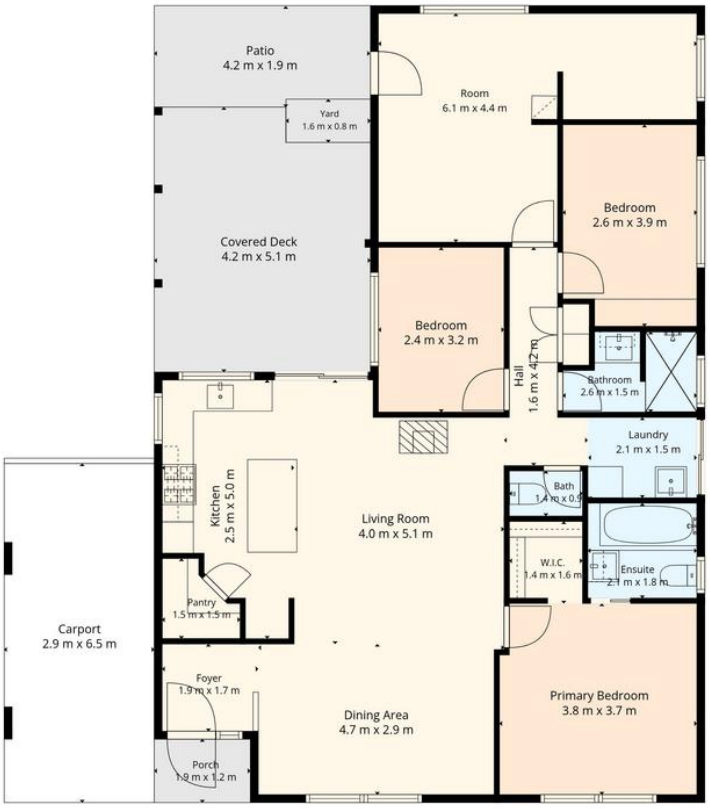








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Total: 123 m2
1st Floor: 123 m2
Excluded Areas: Carport: 19 M2, Porch: 2 M2, Covered Deck: 20 M2,
Patio: 8 M2, Walls: 8 m2

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

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