











87 Switchback Parade, West Busselton

# Resort-Style Living in One of Busselton's Most Sought-After Estates

Welcome to a home where space, style and lifestyle come together in perfect harmony. Set on a generous 1,150sqm (approx.) block in one of Busselton's most desirable estates, this beautifully presented four-bedroom, two-bathroom residence offers exceptional family living both inside and out.

From the moment you step inside, you'll appreciate the thoughtful design, featuring a spacious separate theatre room for movie nights and a well-appointed home office, ideal for those working from home. The luxurious master suite is truly a standout, boasting an extra-large bedroom, extensive storage and a stunning resort-style ensuite complete with a relaxing bath your own private sanctuary.

At the heart of the home, the light-filled open-plan kitchen, dining and living area creates the perfect space for family life and entertaining. The well-designed kitchen offers ample bench space, walk in pantry/scullery and abundant storage, making it as practical as it is inviting.
Comfort is assured year-round with ducted reverse-cycle air

4 2 3

**FOR SALE**
All Offers Considered

**AGENTS**
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**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.

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conditioning throughout accompanied by solar panels for cost effective heating and cooling.
Step outside and be transported to your own tropical retreat. The magnificent alfresco entertaining area overlooks the sparkling swimming pool, while an additional outdoor sitting area provides the perfect place to relax and unwind amidst the lush surrounds.

Completing this impressive package is convenient side access, a large shed, garden shed, and plenty of room for the whole family to enjoy.
This is a rare opportunity to secure an exceptional lifestyle property in one of Busselton's premier locations. Don't miss your chance to make this stunning home your own.

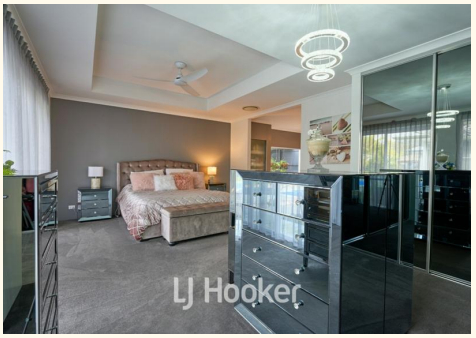
Contact Exclusive selling agent Aidan Fraser on 0437 195 730 to arrange your private viewing!

## MORE DETAILS

| | |
|---|---|
| Property ID | 1AV1HND |
| Property Type | House |
| House Size | 275 m2 |
| Land Area | 1150 m2 |
| Including | Ensuite |
| | Toilets (2) |

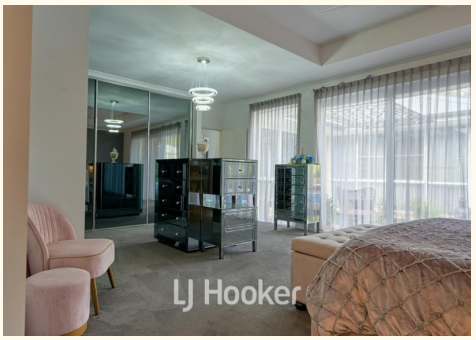
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.

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