

104 Clydebank Avenue, West Busselton, WA 6280

House For Sale

Friday, 14 June 2024

RayWhite

104 Clydebank Avenue, West Busselton, WA 6280

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 776 m²

Type: House



Hannah Diblasi
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Offers Presented 4:00pm 30 June 2024

This beautiful 2018 Plunkett built home sits on an elevated 776m² corner block overlooking Peppermint Park Reserve and offers an abundance of highly sought after features and plenty of room for the whole family. EXTERNAL • SHED approx. 12m x 7m, 3-phase power with light (connected prior to sale), electric remote roller door, welded stud frame, marine grade colour sealed concrete, wash pad draining to soak well, built to facilitate installation of hoist • ALFRESCO 26m² with ceiling fans and servery window to kitchen • SIDE ACCESS via electric remote sliding gate, concrete driveway with wash pad drainage • REAR YARD approx. 100m² of high quality artificial turf, Australian made 40mm Silverback, soft underfoot with unique piling to withstand flattening from high wear, and 15-year warranty (installed 2023) • FRONT YARD verge fully landscaped in local Tutunup Ironstone, front yard landscaped with Bluestone and low maintenance reticulated gardens on Limestone retaining • DOUBLE GARAGE 31c ceilings, additional rear access through roller door • Double brick and Colorbond • Colour-sealed concrete to driveway, garage and alfresco INTERNAL • MASTER BEDROOM (1) king size, 31c ceilings, wall mounted TV (included in sale), dimmable pendant lamps, private glass sliding door to outdoor area, walk in robe with custom flexi-storage installation • MASTER ENSUITE (1) hobless walk in shower with floor to ceiling tiles, double vanity, separate WC, 31c ceilings • MASTER BEDROOM (2) queen size, double mirrored sliding door built in robe recess, extra height power point for wall mounted TV • MASTER ENSUITE (2) large shower with glass feature window wall, floor to ceiling tiles, single vanity, WC • THEATRE ROOM 31c ceilings, large timber sliding door, extra height power point for wall mounted TV • STUDY/OFFICE 31c ceilings, outlook over Peppermint Park Nature Reserve • GAMES ROOM 31c ceilings, double timber sliding doors, glass sliding door to outdoor area, extra height power point for wall mounted TV • GALLERY/ACTIVITY ROOM adjacent minor bedrooms, extra height power point for wall mounted TV • OPEN PLAN LIVING 31c ceilings, wall mounted TV bracket (included in sale), glass sliding door to alfresco, living space separate from rest of home by timber sliding door • KITCHEN 31c ceilings, 5 seat breakfast bar with single sink, stone benchtops, Smeg 5 burner gas stovetop, 900mm Smeg electric oven, Smeg rangehood, full length feature window splashback, bin cupboard, servery window to alfresco • SCULLERY Smeg dishwasher, double pantry, double sink, double fridge recess • BEDROOM 3 king size, walk in robe recess, extra height power point for wall mounted TV • BEDROOM 4 queen size, double mirrored sliding door built in robe recess, extra height power point for wall mounted TV • MAIN BATHROOM spacious with deep bathtub, hobless walk in shower with floor to ceiling tiles, large vanity with makeup bar, separate WC • LAUNDRY conveniently located adjacent scullery, separated by timber sliding door, built in sink cabinet, walk in linen/storage recess • AIR CONDITIONING smart zoned, ducted R/C throughout • Timber skirting boards throughout • Brand new downlights throughout • High wear vinyl strip flooring to main living areas • Triple door linen/storage recess adjacent main bathroom LOCATION • SCHOOLS walking distance to Geographe Primary School, close to Cornerstone Christian College, St Mary Mackillop College and Busselton Senior High School • RECREATION walking distance to Geographe Leisure Centre (sports courts, swimming pools, gym), walking distance to Geographe Park playground, short drive to Busselton Par 3 Golf Course & Mini Golf • AMENITIES located beachside of Busselton Bypass and close to city centre, short drive to Busselton Health Campus and Hospital, local Shopping Centre (IGA, takeaway, chemist, liquor store, newsagency and post office outlet, hairdresser) and local transport stops All offers will be presented at 4:00pm on 30 June 2024. For a private inspection and an opportunity to purchase this immaculately presented and maintained home, contact me today. Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628*Some images contain virtual furniture.