

11 Campbell Boulevard, Vasse, WA 6280



House For Sale

Thursday, 11 January 2024

11 Campbell Boulevard, Vasse, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 456 m2

Type: House



Ben Lloyd

0439933493

\$585,000

This meticulously maintained lock-and-leave residence, situated in the highly coveted suburb of Vasse, presents an excellent opportunity for astute investors or individuals seeking to establish residence in the Southwest. Boasting proximity to Vasse Village and outstanding local schools, this property epitomizes an ideal investment in one of Busselton's premier communities. Seize the moment to be part of a flourishing neighbourhood where growth and opportunities abound. **PROPERTY FEATURES:**

- **Exceptional Open-Plan Design:** Revel in the remarkable open-plan kitchen and living area seamlessly connected to a well-sized alfresco, providing an ideal setting for entertaining or enjoying balmy summer nights.
- **Low-Maintenance Living:** This property epitomizes quality, low-maintenance living, with reticulated lawns and gardens throughout, making it an ideal choice for those seeking the flexibility to travel at short notice or for investors desiring peace of mind.
- **Spacious Master Retreat:** The well-sized master bedroom features a walk-in robe and ensuite bathroom with heat lamps and double vanities, ensuring comfort and elegance.
- **Versatile Second Living Area:** Experience modern lifestyles with the inclusion of a games room/theatre, offering a valuable separation of living spaces.
- **Quality Kitchen Amenities:** The kitchen boasts quality with a 900mm Westinghouse Gas Oven and Stove, complete with a rangehood, fridge and microwave recess, pantry, ample storage options, and an island benchtop maximizing space.
- **Year-Round Comfort:** Stay comfortable throughout the seasons with a Reverse Cycle Split System, gas bayonet in the main living area and all bedrooms with remote controlled ceiling fans.
- **Instant Gas Hot Water System:** Enjoy the convenience of instant hot water for daily needs.
- **Well sized double garage:** Complete with house and rear access and ability to fit a 4WD Car.
- **Easy to maintain reticulated lawns and gardens.** The rear yard also enjoys side access.
- **NBN Connectivity:** Stay connected with high-speed NBN internet.
- **Convenient Local Amenities:** Take advantage of the property's walking distance to Vasse Village, featuring Vasse Village News & Lotto, Vasse Bakery, Supermarket/Liquorland, Express Service Station, Duchess Medical Centre, and various retail specialty stores. Anticipate the opening of Bunbury Farmers Market at Vasse in 2024, enhancing the local offerings.