

# 11 Shearwater Crescent, Djugun, WA 6725



## Sold House

Wednesday, 11 October 2023

11 Shearwater Crescent, Djugun, WA 6725

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 765 m<sup>2</sup>

Type: House



Giles Tipping  
0891922122



Cameron Loersch  
0891922122

**\$819,000**

Nestled in a quiet corner of one of the Roebuck Estate's most desirable and family friendly enclaves, you'll find this immaculate 4-bedroom property that is waiting for you to call home. Boasting wonderful street appeal and surrounded by high quality executive homes, the impeccable front gardens and freshly painted driveways create a warm and welcoming entrance to a home that will surely tick all of your boxes! Quality and style are evident from the moment you enter the home as your gaze is drawn across the entrance hall and out to the alfresco area and beyond. The impressive living area, with its soaring, bamboo lined ceilings and warm, tropical atmosphere is the perfect space to unwind and relax with your family and friends. Moving through to the kitchen and dining area, you'll discover the heart of this wonderful home and a place where the family will cook, dine and be together. The kitchen is huge and includes a double pantry, PLUS ample bench and cupboard space so you can cook up a storm! There's also an electric oven, gas stove, dishwasher and a breakfast bar for meals on the go. All four bedrooms are of a generous size and are flooded in natural light through the extra-large windows. The impressive master suite includes modern vinyl plank flooring, walk in robe, tiled ensuite and views across the front gardens. The three minor bedrooms are conveniently located towards the rear of the property and are serviced by the family bathroom which includes a separate shower and bath. Outdoor entertainers will love everything this home has to offer. The flow from the dining room to the outdoors is effortless and leads you out onto the alfresco area, laid with restored, polished timber decking and framed by timber lined ceilings that create rich colour tones and a warm tropical ambience that forces you to relax. Stepping down to the freshly painted concrete patio, this is a perfect spot to dine under the stars or perhaps enjoy a fire pit on those cooler dry season nights. The patio overlooks the sparkling entertainers pool and of course not forgetting the Bali style Cabana which includes built in seating and ambient lighting. Of course, no family home in Broome can truly be called so without storage provisions for all those toys that make our lifestyle here what it is. The drive-through carport features an additional, shaded parking bay with ample space to securely store a 5-6 metre boat. Better still, a SECOND driveway offers secure gated access to the rear that leads up to a 5x3 work shop with roller door access. The second driveway offers more than enough space to park a large caravan or other vehicles. The workshop has enough space for a quad bike (or two) PLUS all the fishing and camping gear you'll ever need. Other features include but are not limited to:-  
- Slash your power bills thanks to the 5KW solar power system-  
- All air conditioners replaced since 2022-  
- Modern low voltage LED lighting throughout-  
- Freshly painted in 2022-  
- Alfresco deck restored in 2023-  
- Quality floor tiling throughout-  
- Stainless steel fans-  
- Crim safe/ security screens to all openable doors-  
- Quality timber features throughout  
High quality homes in locations such as this do not last long so contact us today to arrange your private inspection. ESSENTIAL DETAILS:-  
- Council Rates: \$3,890.59 approximately per annum-  
- Water Rates: \$1,525.15 approximately per annum-  
- Land Area: 765 SQM-  
- Year Built: 2004  
For further property details or to arrange a private inspection please contact Giles Tipping and Cameron Loersch on 0499 322 120 or email [cameron.loersch@raywhite.com](mailto:cameron.loersch@raywhite.com).