

17B Guerin Street, Geographe, WA 6280

House For Sale

Friday, 3 May 2024



17B Guerin Street, Geographe, WA 6280

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 477 m2

Type: House



Chris Rigoll

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SUITS BUYERS ABOVE \$680,000

Discover the perfect blend of comfort and convenience at 17B Guerin Street, Geographe. This beautifully renovated duplex is the ideal family holiday base or a fantastic entry into the property market, situated just 350m from the beach and adjacent to a welcoming park. Featuring three cozy bedrooms and a well-appointed bathroom, this property promises to be your family's favourite escape or a delightful place to call home. And the best part? There are absolutely no strata fees, putting the ease back into your lifestyle or investment. Outdoor living and storage are more than covered, thanks to a huge 12m x 3m powered shed, perfect for all your storage needs or hobbies. Additionally, the fantastic 10m x 3m patio offers ample space for relaxation and entertaining, allowing you to soak in the serene environment that Geographe has to offer. Whether you're looking to establish a family holiday base or step into the market with a property that boasts both charm and functionality, 17B Guerin Street is your ideal choice. Let's turn your dream into a reality – explore this exquisite offering today and begin making lifelong memories by the beach.

INSIDE FEATURES

- Open plan meals and family area
- Centrally located kitchen overlooking the living area, so everyone is a part of the action.
- Kitchen includes electric oven & induction cooktop and dishwasher.
- Separate lounge/theatre room, so you can watch your favourite movie in peace.
- King sized master bedroom with three door built in robe.
- Two additional queen-sized bedrooms both with 2 door built in robes.
- Family bathroom with separate shower, w.c. and vanity.
- Laundry located perfectly off the kitchen.
- Ducted reverse cycle air conditioning throughout the home.

OUTSIDE FEATURES

- Single garage of which you can go through for rear access to the backyard.
- Also, a second unrestricted side access to the southern side of the property which is perfect for the boat, caravan and/or trailer.
- A 10m x 3m North/East facing patio area which is perfect for those large gatherings.
- Large insulated 12m x 3m powered shed which is currently split into three areas, workshop, gym area and man cave.
- Café blinds for the patio and the front entrance for privacy.
- Manual reticulated gardens off a bore.
- Connected to town, water, gas & sewer.
- Instant gas HWS
- Level 477m² block.
- No Strata Fees
- Added bonus of solar panels

NEARBY FACILITIES

- Busselton Town Centre 3.5km
- Busselton Jetty 3.5km
- Geographe Bay 350m
- Park Next door
- Post Office 3.6km
- Busselton Primary School 520m
- Port Geographe Marina 1.3km

All measurements are approx. Please call CHRIS RIGOLL on 0408 000 632 for more details