

**2/109 Hadfield Avenue, Broadwater, WA 6280**

ACTON

**belle**  
PROPERTY

**House For Sale**

Wednesday, 10 April 2024

2/109 Hadfield Avenue, Broadwater, WA 6280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 610 m2**

**Type: House**



Mat Moulton  
0438523456

## Express sale

All offers to be considered by 5pm, 3rd May 2024 (unless sold prior). This fabulous 3 bedroom, 1 bathroom extremely neat and tidy property located in the ever-popular Broadwater area is one property you don't want to miss. Tucked away from the road is this easy care duplex on a great size 610sqm block, with an entry gate at the front for added privacy and an ideal shady backyard. This property is the ideal investment for the future. Featuring a front lounge room ideal for sitting back and relaxing to your favourite TV show or movie. 3 good sized bedrooms serviced by a bathroom with shower and bath. An open plan living and dining area with a fireplace to keep you warm during the winter months. Kitchen overlooks the open plan space and the laundry leads to the rear backyard. Other great features include electric hot water system, single carport, garden shed and a spacious lawned backyard. This property is currently rented at \$470 per week and would make a fantastic downsizer for the future. Invest into this special lifestyle with the stunning blue waters of Geographe Bay for your beach days and an array of local shops only a short drive away. The Busselton foreshore is the place to be with a wide range of restaurants, cafes and shops on offer or take a stroll of the Busselton Jetty. The South West offers plenty of local vineyards, breweries, coastal walks, mountain biking and stunning coastlines, so why not jump in the car and start exploring this incredible region on offer. Contact me today to book your appointment to view.