

# 28 Sanctuary Grove, West Busselton, WA 6280

## Sold House

Friday, 25 August 2023

**RayWhite**

28 Sanctuary Grove, West Busselton, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1235 m2

Type: House



Jason Cooper  
0407770426

## Contact agent

Welcome to 28 Sanctuary Grove, WEST BUSSELTON! This residence will impress with its endless lifestyle opportunities! Located in highly desired Cloisters, at the end of a quiet cul de sac and amongst a leafy backdrop you will find the freedom to create an enviable lifestyle with all the sprawling indoor and outdoor spaces. Sitting on a massive 1235m<sup>2</sup> block adjacent to a natural bush setting, the private property delivers side access on two boundaries which is an exceptionally rare feature. Outside also includes the large powered shed, parking for boats, caravan and extra vehicles, a family sized underground pool with expansive paving for entertaining, plus backyard space for children and pets to play. For year round relaxing and entertaining the enviable outdoor entertainment area is huge and well protected and features a built in bar, ceiling fans and a woodfire. Inside, the large family home is warm and welcoming with an abundance of internal space for the whole family to retreat to. Greeting you is a double door entry and a spacious entry hall with recessed ceiling. The living spaces include a massive open plan living room with two lounge areas and a dining space, while also transitioning to the massive alfresco. In addition, there is another living area/ theatre room located to the front of the home with an adjacent "work from home" multi use space that could easily function as a 5th bedroom. Located centrally to the open plan living area is the large family sized kitchen that boasts stainless steel appliances, two ovens, a big walk in pantry and lots of storage and bench space. All of the bedrooms are generous too! The master suite basks in north facing views of the pool area and enjoys direct access to an undercover alfresco. The ensuite is equally spacious and a big WIR is featured. The minor bedrooms are all good sized and cater for double beds. Living in this location will be pure escapism. A fabulous network of walking and cycling paths lead you through nature and to nearby amenities and multiple school options. A few minutes by car and you have the choice of Bunnings, Aldi, Origins Markets and the City centre for all your needs and nearby the Busselton bypass makes access a breeze to Vasse, Dunsborough, Bunbury and the Margaret River Region. Don't delay. This is a ripper and could suit the large family, growing family or those who are seeking comfortable multigenerational living.

**Property Features:**

- Side access on two boundaries
- Large powered shed
- Expansive outdoor entertaining spaces
- Large underground swimming pool
- Abundance of casual indoor and outdoor living
- Massive open plan living with large centralised kitchen
- Potential 5th bedroom
- Timber flooring, ducted A/C throughout, two wood fires
- Bordering Broadwater Nature reserve

**Proximity Features (approx.):**

- Parkland 350m
- St Mary Mackillop College 1.2km
- Local Shops (West Busselton) 2.1km
- Busselton Senior High School 2.3km
- Aldi's and Origins Market Busselton 2.7
- Busselton Jetty 4km

For further information or a private viewing please contact exclusive property consultant Jason Cooper.