

**38 Blue Crescent, West Busselton, WA 6280**

**Sold House**

Saturday, 23 September 2023

**RayWhite**

38 Blue Crescent, West Busselton, WA 6280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 800 m<sup>2</sup>

Type: House

## Contact agent

This is where you want to be! Blue Ribbon West Busselton the iconic dress circle, and highly sought after beachside location. Nestled in a quiet, locals only street 300m from the sparkling waters of Geographe Bay, this lovely home is a must view. Surrounded by impressive homes, overlooking a treed public open space with glimpses of the glistening bay, this is the address you have been looking for. Featuring a solid, locally built 3 bed 2 bath home, on a spacious 800m<sup>2</sup>, with loads of parking and the essential side access. Immaculately maintained with recent renovations, that have married the original character perfectly with the new additions, providing a warm and welcoming residence. Immediately you will be impressed by the large north facing deck, ideal for entertaining family and friends or immersing yourself in a quiet moment with a cup of tea, while watching the world go by. From the large deck you are greeted with a large open plan living, gourmet kitchen and dining area. Featuring a gas fireplace, and a fully renovated kitchen with stone benches, and an impressive free standing oven. Leading on from the kitchen is a fully renovated laundry, plus an additional multipurpose room perfect for an WFH office or children's playroom. To the rear of the property are three spacious bedrooms featuring built in robes, plus a spacious ensuite to the master room. Flooded with plenty of natural light, this warm and welcoming home will impress. To the rear of the property is a massive undercover driveway and outdoor entertaining area, perfect for large gatherings or storing all the toys. The rear yard includes a small shed, well established low maintenance gardens offering an exceptionally private and protected space for all to enjoy or to create and make your own spaces. Secure your slice of the glistening waters of Geographe Bay with the perfect home to enjoy the "Down South Lifestyle". Imagine sunset strolls along the foreshore, meandering the peppy shaded paths from Busselton to Dunsborough, soaking up the stunning bay all year round, plus easy access to all the fabulous sights and sounds of the Capes Region. Property Features: Well maintained, solid 1970's build 3 bed 2 bath Large 800m<sup>2</sup> block with side access Impressive north facing deck Large open plan living, dining & gourmet kitchen Recently renovated kitchen with impressive oven and stone benches Cosy warm gas fireplace for chilly evenings Convenience of reverse cycle airconditioning Additional multi purpose room perfect for WFH or kids activity Recently renovated Laundry Spacious minor bedrooms with built in robes Master suite includes built in robes and ensuite Charm and character of the era with timber features & designs Secluded backyard with gorgeous low maintenance gardens Large aggregate rear driveway and undercover outdoor area Plenty of room for additional parking or sheds Proximity Features: 300m from the stunning Geographe Bay Premium dress circle location in West Busselton Overlooking treed Heseltine Park 500m from freshly brewed coffee and local shops 1km from Busselton health campus 3.4km from the heart of Busselton 4km from the Iconic Busselton Jetty & foreshore 300m to local primary school Range of public & private schools with 2.2km With million dollar residences just over the fence, this is your opportunity to secure an incredible location and lifestyle. Call exclusive property consultant Boyd Reilly on 0439 906 022 to arrange a viewing.