

**43 Demco Drive, Broome, WA 6725**



**House For Sale**

Friday, 19 January 2024

43 Demco Drive, Broome, WA 6725

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



Giles Tipping  
0891922122



Cameron Loersch  
0891922122

## Offers From \$699,000

Located in Demco, Broome's exclusive Waterfront Estate and just a short stroll to the shores of Roebuck Bay, this wonderful family home has been architecturally designed to suit the Broome climate and lifestyle. Attention to detail is evident from the moment you enter the secluded private driveway, where manicured hedgerows and lush tropical landscaping create gorgeous kerb appeal. Step inside and you'll immediately appreciate the design aspects which function so beautifully in this home. The central main living area has queen ceilings and a lovely flow is evident throughout. There are 3 double sized bedrooms, and a versatile 4th bedroom to adapt to your needs. The home is well appointed and offers generous storage. The new split system air conditioning systems ensure comfort throughout the home. The modern kitchen is well equipped and provides generous bench space. Functional open plan living joins the kitchen, dining and living areas to the outdoor entertaining, all taking advantage of the seclusion and adjoining nature reserve. Being west facing these aspects capture the sea breezes and beautiful sunsets. The spacious yard contains a 12sqm cyclone rated shed, double carport and parking for up to 6 vehicles. The immaculate gardens are fully reticulated and there is ample room for a pool. Key property features include:

- 4 bedrooms, main bathroom and ensuite
- Architecturally designed for Broome lifestyle
- Quality floor tiling throughout
- New central air conditioning system
- New multi-split air conditioning to bedrooms and kitchen
- Generous storage throughout
- Spacious yard with plenty of room to install a pool
- Powered shed and double carport
- Security screens to all windows and doors
- Parking for up to 6 vehicles
- Easy walking access to Simpsons Beach & Roebuck Bay
- Short walk to the rejuvenated Town Beach park & amenities
- Shire Rates Approx \$3533.45pa
- Water Rates \$1525 SQM
- Land Area 759sqm
- Year Built 2005

This beautiful home has been cleverly designed and impeccably well maintained by the original owners. Inspections will not disappoint. 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).