

6 Cathedral Loop, West Busselton, WA 6280

House For Sale

Thursday, 8 February 2024



6 Cathedral Loop, West Busselton, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 427 m2

Type: House



Richard Krikken
0897521888

Offers Over \$645,000

Welcome to this lovely modern 4-bedroom, 2-bathroom family home, located in the sought-after Cloisters estate in West Busselton. Situated on an elevated block, this house is perfectly positioned to provide you with the ease and convenience of living close to town, while still being within walking or cycling distance to schools. As you step inside, you'll be welcomed by a comfortable separate lounge room. Across the way, a spacious master bedroom with a generous walk-in robe and a well-appointed ensuite await. The hallway is lined with gorgeous, hard-wearing timber-look hybrid flooring that leads to a spacious and airy open-plan kitchen, living and dining area, complete with a cozy woodfire heater and a reverse cycle split system air-conditioning unit that ensures year-round comfort. The practical kitchen boasts a gas hot plate with rangehood, electric oven, pantry, breakfast bar and dishwasher recess, while an additional games area adjacent to the dining area provides ample space for family activities. Step outside to the outdoor entertaining area and marvel at the low-maintenance yard with raised garden beds, providing a peaceful haven of greenery. A 3x3m2 shed with roller door plus a garden shed also offer extra storage options. The other three good-sized bedrooms all come with built-in recesses and are serviced by the main bathroom fitted with a shower, vanity and bath. The laundry is conveniently positioned within the floor plan to offer flexibility and functionality for the home. The outside of the house features a low maintenance yard with raised garden beds, plenty of greenery, and a 3x3m2 shed with roller door plus a garden shed, perfect for extra storage! This great property would be suitable for first home buyers, young families, investors, and down-sizers alike. Homes in this location only approx. 1km to ALDI, Kmart Origins Markets, Power medical centre and close to schools will not last long! Contact Richard Krikken on 0488 988 292 today to arrange an appointment to view this wonderful family home! Features include:

- Only a 3 minute drive to Busselton CBD! (1.5km)
- Within walking/cycling distance to St Mary MacKillop College approx. 1km (K-12) and nearby schools. (Geographe Primary, Busselton Highschool, Cornerstone Christian College)
- Located in a secluded residential pocket of Cloisters West Busselton
- Master bedroom with ceiling fan, ensuite and walk-in robe
- Good sized minor bedrooms with recesses
- Separate front living area with ceiling fan
- Open plan living bathed in natural light
- Kitchen with gas cooktop, rangehood, electric oven, dishwasher recess, pantry and breakfast bar.
- Shoppers entrance from garage into home
- Reverse cycle A/C split system for year round comfort
- Woodfire heater for cosy winter nights
- Beautiful hard wearing timber look hybrid flooring with skirting
- LED lighting
- Low maintenance yards with reticulated lawn
- 2 car garage
- 3x3m2 shed with roller door and garden shed
- Gas storage HWS
- Connected to mains gas, scheme water and deep sewer
- Close to public transport