

# 8 Pigeon Rise, Geographe, WA 6280

## House For Sale

Thursday, 30 May 2024

**RayWhite**

8 Pigeon Rise, Geographe, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 628 m<sup>2</sup>

Type: House



Hannah Diblasi  
0401310033

**From \$740,000**

Welcome to the ideal family home offering the perfect blend of comfort, security and convenience. Enjoy peace of mind with secure fencing surrounding both the front and backyard, providing a safe environment for children and pets to play. Recently refreshed with a fresh coat of paint, this spacious home boasts 4 generously sized bedrooms, providing ample space for the entire family. The open plan living area seamlessly integrates the kitchen, dining, and family room, creating a central hub for relaxation and entertainment. As well as this communal space, the home offers flexibility with a second separate front living area, perfect for a quiet retreat for the adults or a "kids zone". Heading outside you are greeted with the perfect outdoor patio area for entertaining. The property also features convenient side access for the 6x4 trailer and a large secure backyard with enough room for the shed you've been dreaming of! This area truly offers endless possibilities for outdoor activities, gardening, and entertaining. Additionally, solar panels have been installed, providing energy efficiency and reducing utility costs and a water filtration system connected to the entire home. Situated approximately 700m from the beaches of Geographe Bay, residents can enjoy easy access to sun, sand, and sea. The vibrant town centre is also within reach, located approximately 2.5km and is near a family school and small shopping centre for your everyday needs. Whether you're seeking a permanent residence or your next investment property, this family home offers the perfect combination of lifestyle, location, and convenience. Location Features: - 700m to the beach - 2.5km to Busselton town centre - 1.3km to Busselton Primary School - 1.6km to Bayside Shopping Centre - 5km to the Deck Bar & Restaurant Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Downsouth (WA) Pty Ltd ACN 125 383 628