

91 Clydebank Avenue, West Busselton, WA 6280



House For Sale

Saturday, 11 May 2024

91 Clydebank Avenue, West Busselton, WA 6280

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 693 m2

Type: House



Chris Hills

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Offers From \$888,200

Sit back and relax with a cuppa or a cocktail and watch the world go by on your front verandah. This impressive and immaculately presented family home will suit a multitude of buyers due to the many extra's that come with it in this highly sought after location amongst other top quality homes and is designed to suite everyone. This very disability friendly home is set on a large 693m² block. The home has been fitted with many costly extras for safety and comfort. At approx. 250sqm including patio with motorised shutters and living space this 4x2 plus study and cozy theatre home boast a very nice large master bedroom suite that is almost 5x4m and able to accommodate a Super King size bed comfortably with large a WIR and disability fit out ensuite. Large Living, Dining and Chef's Kitchen with a massive Island bench with ample storage is the heart of the home. The home is located close to six schools, the Light Industrial Area and is approximately a 5 minute drive to the centre of town and the iconic Busselton Jetty. With so many features this dream home makes it the ultimate retirement home, Family home or Holiday home. It's designed to relax or entertain. Double insulation in the roof keeps this home warm in winter and cool in summer. Relax out the back in the tropical garden in your Bali style gazebo and just listen to the birds. Plenty of room out the front or behind double gates to the back to store your boat, caravan or trailer. The home has the following options that make it economical and comfortable:

- Wi-Fi controlled. Ford and Doonan ducted reverse cycle air conditioning
- 24 solar panels with Fronius inverter
- Porcelain 600x600mm high gloss floor tiles to front entry passages, living room, dining room, activity, kitchen, laundry and walk in pantry
- Quality carpets to all bedrooms and home theatre
- Kitchen is fitted with high end Miele appliances comprising of:
 - Oven
 - Combination microwave, convection oven and grill with Wi-Fi control and in-built camera
 - Large induction hot plate
 - Exhaust over stove
 - Coffee machine
- Super size Kitchen pantry
- Overhead cabinets to kitchen with built in lights
- Fisher and Paykel double dish draw dishwasher
- Extra large island bench and picture window
- Both ensuite and 2nd bathroom have rain shower heads and handheld showers, fold down seat and ample handrails
- Automatic lights to ensuite, toilet, 2nd toilet, laundry, walk in pantry and front entry
- 75 inch Smart TV mounted to living room wall.
- Double mirror sliding doors to all minor bedrooms
- Extra large linen cupboard with 3x sliding doors and double sink in laundry
- 50mm solar deck patio roof to patio
- Remote controlled individually controlled roller shutters to patio and garage
- Temperature controlled gas hot water system with 3 controllers
- Wi-Fi controlled fully reticulated gardens
- 4000 litre water tank with pump at rear of property
- 3x3m Bali style gazebo
- Large garden shed
- Concrete pathways around the house
- Security screens to double front door, 2 x entry doors to garage with built in dog doors, security laundry door to side garden and sliding security door to patio
- High end wrought iron insert front doors and internal doors to theatre and activity room
- Timber style venetian blinds to all bedrooms, activity, bathrooms and living room
- Tinted windows to master bedroom, ensuite, living room, kitchen, and 2nd bathroom
- Room to park a trailer, boat or caravan
- Extra wide double garage

For further information contact your Local Exclusive Listing Agent, Chris Hills on 0418 671 253. This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.