

3 Kybra Court, Cable Beach, WA 6726



House For Sale

Sunday, 23 June 2024

3 Kybra Court, Cable Beach, WA 6726

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 1000 m2

Type: House



Phil Oakden
0891921677

\$1,250,000

Presenting 3 Kybra Court - fresh-to-the-market and ready for an amazing family to enjoy all it has to offer. This stunning 2 Lounge, 4 Bdrm x 2 Bth + Office Residence, on a massive 1000sq meter lot, in a quiet cul-de-sac, is the perfect place to call "home" for an expanding family or even for the astute Investor looking for a lucrative opportunity for profitable growth - having proved its worth as both ! First you arrive at the premier address - a wide frontage home on a quite street with the dog-friendly Sunset Park less than 50 yards away. Let's meander through a palm fringed pathway and enter the Home's front door from the shaded deck and straight into the bright and airy Formal Living Room. Immediately recognise the sheer space and airiness of the Home. The light-filled Principal bedroom adjoins this space with its own Ensuite and an e-n-o-r-m-o-u-s Walk-in Robe that would possibly make a Kardashian blush! Stroll down the extra-wide Hallway and you'll pass by a roomy Home Office space (ideal for WFH business owners), a large laundry (just right for an active family) and then it's onto the "Family Zone" ... where a well-appointed Kitchen (lots of storage and a BIG pantry) with a sizable Breakfast Bar overlook the TV/ Entertainment Living / Dining area. It's a wonderful family space that then blends seamlessly to the Outdoor Deck where a massive wraparound, covered wooden verandah with cooling year-round breezes brings outdoors-in. In true, Broome, tropical-living style. It won't be hard to imagine the enviable entertainment options available - this is the perfect space for any gathering, celebration or party. Trip outdoors and there's a Palm Grove for privacy, a grassy lawn and fully-reticulated gardens (perfect to place a pool one day), a Powered Shed, two Carports (one extra high for a Caravan), a Lock-Up Garage, an outdoor shower, Fishing Table and drying pads for all the toys.. Boats AND a Caravan. But why stop there ? ... Hutchinson Real Estate is also the Exclusive Agent for the vacant block RIGHT NEXT DOOR Listed at \$785,000. Add over 1000 sq mt to THIS property and you can just imagine the possibilities of over 2000 sq mts in such a premier estate in Broome. Enjoy this Home and then build yourself an impressive Boat Shed / Workshop, a Pool, Tennis Court - even another Residence ... Join these two blocks and create a enviable 'Family Estate' - all in a prime location close to parks, schools, shops, public transportation and all the enjoyment that World famous Cable Beach (just down the road) has to offer Don't miss out on this fantastic opportunity - the price guide for this Home at 3 Kybra Court is just \$1,250,000.Contact Phil today on 04277 35419 to arrange a private viewing or drop by Hutchinson Real Estate for more information .. but be quick to make this beautiful property your new Home!Shire Rates : Approx. \$4417.47 p.a. Water Rates : Approx \$289.99 bi-monthlyLand Area : 1000 Sq MetersFloor Area - 208 Sq MetersBuilt : 2000. * decorative images in this presentation use e-generated furnishings