

**8 Kalgaritch Avenue, West Busselton, WA, 6280**



**House For Sale**

Wednesday, 25 September 2024

8 Kalgaritch Avenue, West Busselton, WA, 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Kalgaritch Estate Lifestyle

First National Real Estate Busselton are pleased to offer to the market 8 Kalgaritch Avenue, West Busselton.

If you are looking for the ultimate in lifestyle and location, this is the property for you. Situated in the highly regarded leafy green Kalgaritch Estate, this home provides a fantastic level of comfort and convenience.

Features of the home you will love:

- Four spacious bedrooms with walk-in robe and ensuite bathroom to the master suite;
- Family bathroom with full size bath
- Large formal lounge with plush carpet and soft window treatments
- Two further living areas
- Large kitchen / meals / living space with high ceilings and an abundance of natural light
- Ducted reverse cycle airconditioning for year-round comfort and a wood fire for winter ambience
- Built in storage for family living
- Double brick construction with soft hue colour tones
- Solar hot water system to save on energy costs

Externally the wow factor is equally impressive:

- Large colourbond 6 x 9 m (approx) workshop to park the toys plus lean to
- Extensive landscaped gardens and sweeping lawns which are well established
- Limestone block retaining creating a tiered effect to the outdoor area overlooking the yard
- Large gable roof patio for outdoor entertaining
- Sweeping front verandahs
- Double driveway with red hotmix and a further drive leading to the shed and additional parking area.

The location of this property is absolutely brilliant. For families with children you will love being within walking distance to Cornerstone Christian College, Busselton High School, St Mary Mackillop College and the Geographe Leisure centre. The local facilities of the Busselton City Centre and glistening beaches of Geographe Bay are also only a short drive away!

This family home needs to be seen to be truly appreciated. This property will not last long, please contact Matt Snaddon on 0488280020 to book your viewing.

Price : Offers above \$1,100,000.

\*\*\*Prior to purchasing the property First National Real Estate Busselton requires the buyer to conduct their own due diligence including verification of details the agent has advised to you. The information provided to the agent comes from the vendor (and other 3rd parties including Landgate and local government authorities) and we confirm as agent we have no independent knowledge of the correctness of the information.