



CURRENTLY SOLD OUT Geographe, 4x2x2, Theatre, IT Nook, Scullery, 507 sqm, 5.8% Rental Yield (as per sqmresearch.com.au) April 24

ID: SO8665731
Total Price : 667,037.00
 House price AU\$ 409,537.00
 Land price AU\$ 257,500.00



4 bed



2 bath



255 m²



m²

Geographe Bay, a serene suburb in Western Australia, emerges as a prime investment destination with its thriving socio-demographic landscape and robust infrastructure. Nestled amidst stunning coastal beauty, this suburb boasts a remarkably low vacancy rate of approximately 0.5%, underscoring a high demand for residential properties. Investors will find the area appealing due to its growing population, indicative of a vibrant community with increasing household incomes. The strategic location offers easy access to essential amenities including shopping centres, medical facilities, and top-notch schools, all within a few kilometers. The proximity to Perth CBD, approximately 221 km away, balances urban connectivity with tranquil living. The suburb's direct access to pristine beaches and major transport hubs including the freeway and public transport, further heightens its allure. With its potent blend of lifestyle and convenience, Geographe Bay stands out as a lucrative spot for house and land packages, promising significant growth potential and attractive returns for discerning investors.



Elevation A



Elevation B



Elevation C

Specifications

Interior

- Clay Brick internal walls
- 28c high ceilings throughout [as drawn]
- 75mm coved cornice throughout
- Protective corner beading to plaster
- Painted ceilings, cornices, door frames, doors and shelving fronts
- Deluxe profile metal door frames
- Flush panel internal doors
- Premium lever door furniture throughout
- Privacy latches to Bathroom and WC doors
- LED lighting package to Entry/Family/Kitchen/Theatre
- Light points to remainder of rooms and passages
- Double power points throughout
- Two hard-wired smoke detectors
- Digital television points to Family/Theatre [where included in design]
- One data/telephone point
- Built-in robes with shelf and rail [as drawn]
- Full height vinyl sliding doors to robes and linen [as drawn]
- Exhaust fans flued to external air
- Carpet from Builder's range to Bedrooms/Study/Theatre
- 450mm x 450mm Floor tiling or vinyl planking from Builder's range to Entry/Family/Kitchen
- Window treatments from Builder's range excluding Ensuite/Bathroom/WC

Kitchen (includes scullery where applicable)

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Ensuite, Bathroom, toilet & Laundry

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Inclusions

- Stone benchtops: Kitchen, Scullery, Laundry, Ensuite, Bathroom
- Garage: Garage - Remote control
- Living room ceiling height: 31c cm
- Garage ceiling height: 28c cm
- Alfresco ceiling height: 28c cm
- Front Elevation: Sand finish
- Kitchen Appliances Upgrade to the value of AU\$
- Water tap to Fridge recess: Yes
- Shower recess: hobbled
- Main Flooring: 450 x 450 mm Tiles
- Carpets to Bedrooms and Theatre: Builders Standard Range, with 8mm Dunlop underlay
- Internal Paint: 1 sealer, 2 coats
- Windows: Single Glazing
- Window Treatments: Vertical blinds
- LED Lighting: Light for Light replacement
- Alarm: 3 point motion alarm, with control pad
- Air-Conditioning: Fully ducted Reverse cycle Air-Conditioning
- Finishing items:
- Front & Rear Landscaping: Yes
- Fencing to 3 sides: Yes
- Siteworks Allowance: Fixed Siteworks
- Additional Appliances:
- Including: earthworks, soil and contour report, Stormwater Disposal, Engineers Details, Council Crossover, Bushfire Attack Level
- Additional Paving: In front of Laundry
- Robe doors: Vinyl with Aluminium frame
- Kitchen sink: Undermount
- NBN: Available

Construction and warranty

Construction method: Double brick

Structural warranty: Lifetime

CBD: 2 km
Airport: 9 km
Medical centre: 1 km
Beach: 1 km
Shopping: 1 km
Freeway: 2 km
Train station: 3 km
Public transport: 1 km

Schools

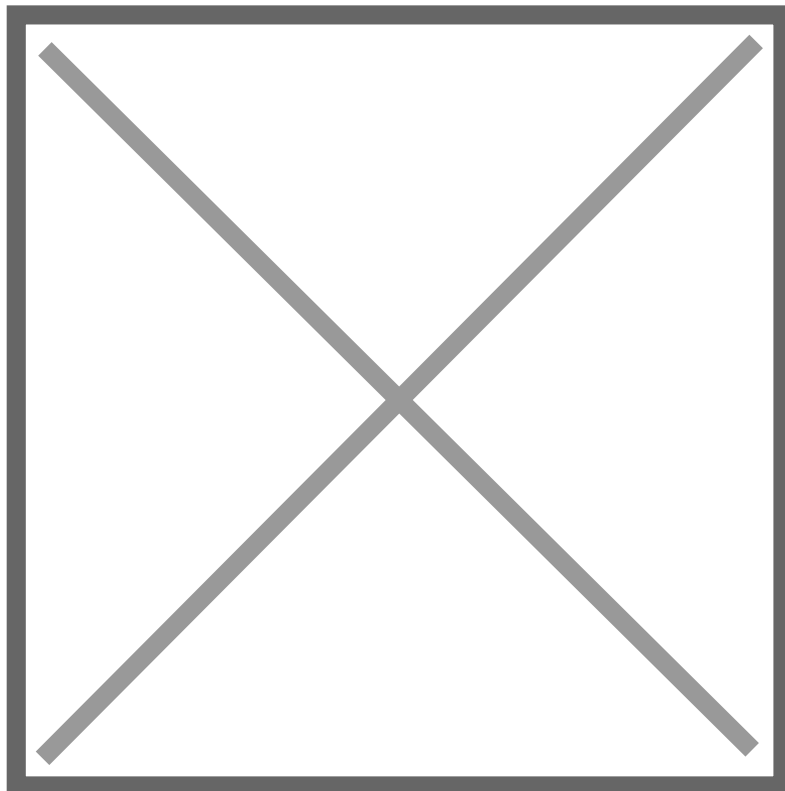
Geographe Primary School St. Mary's Primary
School Busselton Senior High School

Shopping options

Bayside Shopping Centre Geographe Bay Centre
Vasse Village Shopping Complex

Medical services

Geographe Bay Medical Centre Busselton Health
Campus (Hospital) Vasse Medical Centre



Location: Pennant Bvd, Geographe, Western Australia, 6280, Australia

Internal Image 1



House Plan 1

AREAS	
GROUND FLOOR	192.59m²
ALFRESCO	21.60m²
GARAGE/STORE	38.06m²
PORCH	3.57m²
GRAND TOTAL	255.82m²
PERIMETER	65.36m

