

**40 Reynolds Street, West Busselton, WA, 6280**

**House For Sale**

Tuesday, 26 November 2024

**RayWhite**

40 Reynolds Street, West Busselton, WA, 6280

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Alistair Guthridge  
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## Lovingly Preserved Retro Opportunity in Central Busselton

Offers By 3 Dec 2024 (unless sold prior)

It isn't often that a property of this vintage is presented to the market in such pristine condition and in such a premium position. The buyers of 40 Reynolds Street, West Busselton will have some tough decisions to make including whether to renovate, subdivide or a combination of both.

This three bed, two bath, 1962 built home belies its years and is a great testament to the builders and craftsmen of the day. Much of the original internal features are still in evidence, but you will enjoy some minor modifications to kitchens and bathrooms. Notable features include jarrah floors, restored tiled roof, full colorbond fencing on three sides, three large bedrooms with built in robes and expansive lawns to complement the easy-care gardens.

Located on a 973m<sup>2</sup> rectangular lot, the existing home sits nicely forward on the block and is an ideal prospect for developing a rear residence with ample and unimpeded side access to the rear (subject to approvals)

Notable features include:

- Three bedrooms, Two bathrooms
- Separate Study/Office
- Front Lounge Room
- High ceilings throughout with ornate cornices
- All bedrooms feature built in robes/storage
- Jarrah floors through living and bedrooms
- Renovated kitchen and family bathroom
- Two split system RC/AC's
- Rear sunroom
- Fully restored roof tiles
- 11m x 4m Rear shed in two sections for separate garage and workshop
- Additional 6m x 3m freestanding carport
- Reticulated lawns and gardens from bore
- Solar power system - eight panels

This superb example of an early sixties home is only 600m to the crystal clear shores of Geographe Bay and just a short 3 min drive to the Busselton CBD, and only a 4 min drive to the famous Busselton jetty precinct.

This is an opportunity not to be missed and buyers should not hesitate to make contact with Exclusive listing agent Alistair Guthridge to take advantage of this rare opportunity.

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