

# 81 Bussell Highway, West Busselton, WA 6280



## House For Sale

Thursday, 16 January 2025

81 Bussell Highway, West Busselton, WA 6280

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 1189 m2

Type: House



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## OFFERS FROM \$850,000

A seriously well maintained and beautifully presented brick and tile house, craftsman built in the 70's now with new wool carpets, fresh paint, modern sliding doors and an upgraded kitchen and bathroom to bring the house up to contemporary standards. Being on Bussell Highway, the options for medical consulting rooms and other uses is evidenced by the other properties in the immediate area, having moved to either medium density development or business uses. The property is currently zoned R30, which still allows for subdivision. Build another residence at the rear and or do an extension on the existing house with City of Busselton planning approval. As the town is rapidly expanding, the surrounding properties are showing a wide variety of residential and business uses for this premium location. Aspect is south facing to the road with a prized north facing rear yard.

**PROPERTY DESCRIPTION** Being a very large 1,189sqm block with a generous 20.8m frontage and the house centrally located, carparking and further development (whilst subject to City of Busselton Planning Approval) has to reflect the growing demand for services in this expanding region, and the property possesses the flexibility to be adapted. The house, whilst built in the 70's should not be understated. Being solid jarrah timber framed, modifications are simply carried out, and the brick veneers shows no signs of deteriorating integrity. The house basically comprises:

- Front entrance porch.
- Upgraded and wide entrance hall with a lounge area to the left-hand side with R/C air-con and a built-in wood fire place.
- Kitchen/dining area has also been upgraded with a galley style meals area and new cupboard doors and handles in the kitchen by Geo Cabinets. It features a single sink, large fridge recess area, Laminex bench tops and a wall oven with 600mm electric hot plate immediately adjacent.
- There is a separate laundry with a built-in cupboard, housing the electric storage HWS and a stand-alone trough with WC separate.
- The hallway to the bedrooms has a large and deep linen press.
- The bathroom has a vanity, bath and modernised shower recess.
- Bedroom one and two have R/C Air-con.
- Bedroom three looks over the front yard.
- A side garage/built in carport with new Merlin remote controller roller door. Features
- New wool carpets and blinds.
- Solid and robust grade rear sliding door.
- Freshly painted throughout.
- LED lighting.
- Modern vinyl plank flooring.
- Room saving concealed sliding door.
- 2.5m by 7m rear veranda.
- Garden sheds.
- Shallow bore and new 850-watt pump with automatic reticulation.
- Low maintenance expansive lawned yard.
- New external security lights back and front.
- Critical walking distances are 718m to the beachfront reserve, 425m to the High School, 1.12km to the Hospital Car Park and 1.2km to Queen Street.

For more information or to arrange a private viewing contact exclusive listing agent Joe White on 0417 939 715 [joe@jmwrealestate.com.au](mailto:joe@jmwrealestate.com.au) or Rob Farris 0418 956 700 [rob@jmwrealestate.com.au](mailto:rob@jmwrealestate.com.au). Disclaimer: While we have made diligent efforts to ensure the accuracy of the information presented in this document, we do not assume any responsibility and hereby disclaim all liability for any errors, omissions, inaccuracies, or misstatements. Parties with interest are advised to independently verify the information provided in this material. Licensee: JMW Real Estate Holdings Pty Ltd ABN 25 678 771 465.