

**104 Molloy Street, Busselton, WA 6280**

**House For Sale**

Sunday, 26 May 2024

**RayWhite**

104 Molloy Street, Busselton, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 782 m2**

**Type: House**



Alistair Guthridge

0427427192

## Offers above \$695,000

Conveniently located only 3 minutes from the bustling CBD of Busselton, this immaculately presented 4 bed, 2 bath home has been lovingly offered for sale in this quiet and secluded pocket in central Busselton. The convenience of being able to take a leisurely walk on the pathways leading to town and the famous Busselton foreshore, will be a huge plus for the buyer of this gorgeous home, and is exactly what sets this home above the rest. Your beautifully manicured and private gardens provide an oasis from the day to day, and will be a delight to any green thumbs looking for that next move. Inside, you will find the kitchen, living and dining space in an open plan configuration which includes 10 foot high ceilings, slow combustion wood heating, ceiling fans and a renovated kitchen with more than enough storage for all of your needs. The master bedroom suite includes walk in robe, ensuite bathroom, ceiling fan and an extra sitting/reading area or study space for you to relax. The minor bedrooms are located in a separate wing of the home, providing separation from either kids or visiting relatives and a separate lounge room area is situated at the front of the home. The best is saved until last with the clear highlight of this property being the beautifully maintained and loved private gardens at the rear of the home. Sectioned off into several functional areas the garden will delight the new owners, providing a relaxing place to enjoy the peace and tranquillity of this location. Amidst the gardens, hides the workshop/shed, accessed from the secondary street and includes gated access. The trees and shrubs also help screen your generously sized separate garden shed, veggie garden and the classic Aussie hills hoist. When all of these features and location benefits come together in one neat, appealing and affordable package, the decision to downsize, upgrade or relocate to this home becomes a very easy one. This is a lovingly presented home in an awesome location, and will certainly have a wide appeal through all segments of the buyer pool. The early bird always catches the worm, so don't hesitate in order to secure this fantastic home. Other key features include:

- Solar Hot water
- PV Solar system with 20 panels
- Slow combustion wood heating
- Daikin Split Sytem RC/AC
- Bosch Dishwasher
- Ceiling fans to all bedrooms and all living areas
- Large shed/workshop
- Additional garden shed
- Smaller wood storage area
- Gated side access
- Raised garden bed for veggie garden

Local Proximity Guide:

- Busselton CBD 1.8km
- Busselton Foreshore 2.5km
- Light Industrial Area 2.4km
- Numerous Schools 4-5km
- Busselton Leisure Centre 5km
- Western Growers Fresh 900m

To arrange your private inspection, or to obtain details of home open times, please call exclusive listing agent Alistair Guthridge today.