

**12 Bovell Street, West Busselton, WA 6280**

**House For Sale**

Thursday, 13 June 2024



12 Bovell Street, West Busselton, WA 6280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



Michelle Camus

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**FROM \$650,000**

Welcome to 12 Bovell Street, a delightful residence nestled in the heart of West Busselton. This charming home offers a perfect blend of comfort and convenience, making it an ideal choice for families, downsizers, or investors. Upon entering, you'll be greeted by the warmth of the beautiful timber floorboards that flow through the living/dining/kitchen area which also features a cozy fireplace, creating a perfect spot for relaxation during the cooler months. This property sits on a generous 870 sqm corner lot, providing ample space for outdoor activities. The fully fenced yard ensures a safe and private environment, ideal for children and pets. The spacious patio is perfect for entertaining guests or enjoying a quiet afternoon. Practical features include side access with an automated gate, offering ease and security for vehicle entry. Additionally, the property boasts a powered shed with an automated roller door, providing excellent storage or workshop space. Location is key, and this home doesn't disappoint. It is conveniently situated close to the town centre and the local high school, making daily commutes and errands effortless. Key Features:- 2 x Reverse cycle air conditioning- Open plan living, dining, and kitchen area- Reticulated gardens- Private patio- Timber Floorboards- Fully fenced yard with side access featuring automated gate.- Powered shed with automated door Proximity features (approx.): - Beach 1km- City Centre 2.1km- Geographe Primary School 1.5km- Busselton Jetty 2.5km- Lou Weston Oval 750m Don't miss this opportunity to secure a versatile property in a sought-after location. Contact me today to arrange a viewing and experience the charm and convenience of 12 Bovell Street, West Busselton. Michelle Camus at First National Real Estate Busselton on 0428 457 137.\*\*\*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.