

**148 Kent Street, Busselton, WA 6280**



**Residential Land For Sale**

Wednesday, 8 November 2023

148 Kent Street, Busselton, WA 6280

Type: Residential Land



Tim OSullivan  
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## Suit Buyers around \$900k

Seize the rare chance to acquire a trio of premium lots in the heart of Busselton, a vibrant community where coastal charm meets urban sophistication. This unique offering at 148 Kent Street encompasses three distinct parcels, each with its own character and approved building plans, presenting a golden opportunity for an astute developer. Lot 1: 310sqm (Plus 142sqm of CP) Lot 2: 260sqm (Plus 142sqm of CP) Lot 3: 299sqm (Plus 142sqm of CP) Total Combined Lot Size (1011sqm) Lot 1 - The Street-Front Showpiece (310sqm) - AVAILABLE With street frontage, this lot is 310sqm with plans for a grand 191sqm residence. The design includes a double garage, north-facing alfresco, and a spacious courtyard, ideal for those seeking a blend of elegance and functionality. Lot 2 - The Central Gem (260sqm) - AVAILABLE The 260SQM middle block, comes with approval for a sophisticated 176.5SQM home, featuring open-plan living, a sun-kissed alfresco, and thoughtful spatial planning, perfect for a modern lifestyle. Lot 3 - The Secluded Sanctuary (299sqm) - AVAILABLE At the rear, this lot offers 299sqm of unparalleled privacy and security being the rear lot. The approved plans for this block are a spacious 175.7sqm complete with an open living area, good sized bedrooms, and a light-filled alfresco. A Developer's Dream As a collective, these lots represent an unparalleled development opportunity. Each plot is cleared, with titles issued and plans approved, significantly reducing initial costs and expediting the construction process. This is a chance to capitalize on the existing momentum of Busselton's real estate market, with the flexibility to build the approved designs or to create something uniquely tailored to the burgeoning demand of the area. The Lifestyle Appeal Located just 700m from the pristine sands of Geographe Bay and approximately 1300m from the bustling heart of Busselton and its iconic jetty, this development promises a lifestyle of convenience and luxury. The area is a hive of activity, known for its vibrant events, bustling bars, cafes, and restaurants, making it an attractive proposition for potential homeowners or tenants. The Strategic Advantage This offering is not just about the individual plots; it's a strategic investment in one of the most sought-after locations in the South West. With build times at reasonable levels, the opportunity to start construction immediately and save on holding costs presents a lucrative proposition for any developer or investor.