

# 4762 Bussell Highway, Reinscourt, WA 6280



## House For Sale

Wednesday, 29 May 2024

4762 Bussell Highway, Reinscourt, WA 6280

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 33 m2**

**Type: House**



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## OFFERS OVER \$2 MIL WILL BE PRESENTED

4762 Bussell Highway is a special piece of real estate that does not come along everyday and yes, that is the Busselton jetty in the background of the main image. It is hard to believe, standing in this rural lifestyle setting on almost 82 acres, overlooking the scenic Vasse Estuary, that it is only 3km or 2 minutes drive to Busselton itself, not to mention only 7 minutes from the Busselton - Margaret River airport. Nestled in a picturesque location, this property presents a rare chance to create a dream development or build your own private estate, with ample space to work with, the possibilities for this property are truly limitless. The City of Busselton planning arm has indicated that there is potential to subdivide a substantial portion of this property into 2ha blocks. While the home itself is in need of renovations, it is livable, and has been lived in for almost half a century by the current residents, who continue to work the farm, breeding Angus Friesian cattle. While there is holding income from house and farm activities, there is an ability to increase cashflow significantly via AIRBNB or other platforms, as the hunger from Perth metro based families to enjoy this type of lifestyle even on a short time basis, is at an all time high, with holiday accommodation continuing to be scarce, south of Perth. It is a great opportunity for anyone looking for a lifestyle acreage property to enjoy with friends and family with the potential to develop in the future. - Busselton 2 Minutes away - Busselton-Margaret River Airport 7 minutes away - Home [renovations needed] - 3 x Bedroom - 1 x Bathroom - Dining room - Living room - Kitchen / Dining room - Shed - Cattle shed - Milk Shed [in need of repair] - Bore There are many options available and while we have consulted the City of Busselton regarding potential development, due diligence is advised, to discuss development proposals, please contact the Subdivision and Planning department at the City of Busselton. Don't miss out on this incredible opportunity to own a piece of land with so much potential. Contact us today to learn more about this property and make an offer before it's too late.