

**57 Bussell Highway, West Busselton, WA 6280**

THE AGENCY

**Sold House**

Tuesday, 5 December 2023

57 Bussell Highway, West Busselton, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1520 m2**

**Type: House**



Team McNeil  
0421167107

**\$795,000**

Positioned on an oversized block of 1520sqm this rare land holding with large 4 bed 2 bath family home has been beautifully renovated with lush carpets, blinds, LED lighting and freshly painted throughout. An ideal canvas with amazing scope to extend, develop and prosper later! Suitable for a raft of business opportunities including Medical or Dental STCA. With land size of this nature and proximity to the beach and town now in short supply, the property offers buyers an attractive proposition to buy now and hold for the future. Zoned R30, the choice to subdivide whilst retaining the existing property provides buyers confidence in their decision making. Or consider making application to re-zone for commercial purposes. (All options subject to council/planning approval). Alternatively, demolish the existing dwelling and propose forming five units on the site. Superbly located in the heart of Busselton Region, approximately 850m to some of the best beaches, under 500m to Kmart and Busselton's emerging Power Centre and a short distance to restaurants, cafes and the City centre. Property Features include:

- Massive 1520sqm block
- R30 Zoning
- Renovated 4-bedroom 2-bathroom residence
- Parking for a number of vehicles
- Separate lounge and living areas
- Master bedroom with ensuite
- Split system A/C
- Single car garage
- Potential development without demolishing the existing home (subject to planning approval)
- Generous side access
- U-shaped driveway for ease of entry onto Bussell Highway

Lifestyle features (approx.):

- Bakery and coffee shop 190m
- Lou Weston Oval 550m
- Beach 850m
- Geographe Bay Yacht Club 950m
- Busselton High School 900m
- Queen Street 1.1kms
- Busselton Jetty 2.1kms
- St Mary MacKillop College 2.3kms
- Geographe Primary School 2.4kms

The massive land holding offers potential for future extensions and the large north facing backyard offers room to park all the toys, boats and caravans you desire! Don't miss this amazing opportunity to acquire your extra-large piece of Busselton! Contact Team McNeil - Tommy or Hayley on 0421 167 107

Disclaimer: This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty or representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.