

# 5862 Bussell Highway, Abbey, WA 6280



## House For Sale

Saturday, 2 December 2023

5862 Bussell Highway, Abbey, WA 6280

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 2 m2

Type: House



Rob Farris

0418956700

**\$1,295,000**

Brick and colorbond home, with old stables and massive shed. ESCAPE to your own 5-acre paradise just moments away from Geopraphe Bay and all the amenities of city living. This rare classic rural style property offers a comfortable brick home, with good sized living area, well-appointed kitchen, and much more. Opposite Cambridge Estate 100 metres to Amelia Park Lodge-Tavern, 300 metres walk to Monahan's corner shops that feature Ooze and Tang Restaurant, Fish and Chips takeaway, Claudio Bakehouse plus Liquor Store. Just 1km to the white sandy beaches and pristine blue waters of Geopraphe Bay and Abbey Boat Ramp to launch your boat and enjoy great fishing and crabbing all year round. 2-minutes to "Vasse Village", the ever-expanding shopping complex zone and 15 minutes to Busselton CBD or Dunsborough, 20 minutes from Cowaramup and the Margaret River Wine Region. Cleared, fenced and ready for your new "Down South Lifestyle". Three bedrooms, with an open study/office, two bathrooms, double carport with enclosed shed at rear, old brick stables, outdoor alfresco area with northerly aspect, country style kitchen with 900mm stainless steel cooktop and oven, two-drawer dishwasher, and ample bench space. Large open-plan kitchen/dining/living room. Land Description: Predominantly cleared, typically peppermint tree country, with well-drained sandy soils. Zoning: This unique property has some versatile business use potential under the "Conservation Zoning" category with City of Busselton and Statutory Government approvals if required. Interior Features: • Spacious open-plan kitchen, living, and dining area with stainless steel appliances. • A living room zone provides ample space for entertainment and relaxation. • The master suite boasts a walk-in wardrobe and an ensuite with WC, vanity, and shower. • Bedroom two is an extra-large space with room for built-in wardrobes, and third bedroom has floor to ceiling built in robes. • The second bathroom features a shower recess, vanity, and a relaxing bath, plus a separate WC. • Enjoy the convenience of a large laundry and a back veranda for outdoor living. Parking and Storage: • Keep your vehicles and equipment safe with a free-standing double carport and an attached enclosed shed - perfect for a teenager's retreat. • A massive shed to rear of house, with two roller doors and a carport, provides ample space for all your storage needs. Estimated sizes 18m x 9m shed and 6m x 9m carport. Equestrian Amenities: • Horse lovers will appreciate the original old brick stables for hay storage and fenced paddocked areas for their equine friends. Outdoor Bliss: • The main living area opens onto an inviting covered alfresco area, with a desirable northerly aspect. Don't miss out on this exceptional opportunity to secure your own 5-acre haven in Abbey with all the amenities and space you desire. Please Note: The Conservation Zoning Table Uses are available on request. INSPECTIONS FROM THE 12th DECEMBER ONWARDS. For further information or to arrange an inspection please contact Exclusive Selling Agent JMW Real Estate Pty Ltd South West Sales Representative: Rob Farris on 0418 956 700 [rob@jmwrealestate.com.au](mailto:rob@jmwrealestate.com.au)