

**71 Bushby Road, Lower King, WA 6330**



**House For Sale**

Tuesday, 9 January 2024

**71 Bushby Road, Lower King, WA 6330**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2171 m2**

**Type: House**



Lee Stonell

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## Offers Above \$585,000

There's a lot to love about this substantial lifestyle property in a leafy enclave of Lower King, a few minutes from good schools, excellent fishing spots and beautiful riverside walk tracks. It's a double brick home on a 2,171 sqm block with several indoor and outdoor living spaces, a flexible layout, various sheds and fabulous views of Shell Bay, Oyster Harbour and Gull Rock National Park. The property was lovingly named "Shell Bay View" by the Seller, who had the dwelling custom built for them in 1981 and has called it home ever since. The gently sloping block is sheltered by tall gums and native vegetation with wildflowers, grass trees, succulents, vines, creepers and fruit trees (including pear, nectarine, peach, plum and avocado), creating a natural idyll. Sited near the elevated front section is the extensive home, designed to make the most of the views and with spacious rooms for comfortable living and easy entertaining. There's a carpeted lounge with a wood fire and glass doors leading out onto a deck and a big, air-conditioned dining room, then the white kitchen with electric cooking and a view from the sink. A few steps up from the lounge is a little seating area for quieter moments and a balcony taking in the outlook. A staircase leads down to the private master suite, a king-sized bedroom with a patio on the view side, a walk-in robe and an en suite bathroom with a spa bath, shower, vanity and toilet. The two family bedrooms are big doubles. These share the bathroom and separate toilet. One of these bedrooms has a large versatile room adjoining with external access/entry. This space could be utilized as a nursery, large walk in robe, fourth bedroom, storage, home office or games room, or it could be converted to an ensuite. An enclosed, paved patio and a covered veranda provide further outdoor options for barbecues or relaxing with friends. The assorted sheds are another bonus. One is a garage connected to a sizeable powered workshop and there are two carports on the U-shaped driveway. While it shows its 1980s origins, the home is sound, very clean and in good condition, so any modernisation could be carried out while living there. Properties in this locale are tightly held, and this opportunity to own a desirable holding less than 20 minutes drive from town is sure to attract an active family appreciating the realistic price and laid-back lifestyle this one promises. To arrange an inspection or discuss your interest please contact Lee Stonell on 0409 684 653 or [lee@merrifield.com.au](mailto:lee@merrifield.com.au)

What you need to know:

- Double brick and Colorbond home
- 2,171 sqm gently sloping block
- Expansive views over Shell Bay and Oyster Harbour to Gull Rock
- Lounge with wood fire
- Air-conditioned dining room
- White kitchen with electric cooking
- Upstairs sitting room
- Master suite with private bathroom, walk-in robe
- Two double-sized family bedrooms
- Additional sleeping unit that can be used as a study/nursery/games room, etc
- Main bathroom with bath, shower, vanity, separate toilet
- Laundry, utility room or office
- Three balconies to enjoy views from
- Undercover, paved patio
- Garage, two carports
- Powered workshop
- Various sheds, gazebo
- Low-maintenance gardens
- Near fishing, walk tracks, Great Southern Grammar
- Water rates \$275.72 per annum
- Council rates \$2,637.87 per annum