

**82 College Avenue, West Busselton, WA 6280**



**House For Sale**

Saturday, 20 January 2024

82 College Avenue, West Busselton, WA 6280

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 660 m2**

**Type: House**



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**From \$599,000**

Given its very popular location in "Cloisters", this home will be sought after by both the First Home Buyer, Retirees and the INVESTOR. "Cloisters" is renowned for its proximity to a number of State, Primary and High Schools and Private schools. The central shopping district of Busselton is a very short drive away. Easy access to the Busselton By-pass for those trips away. A cycle way meanders on the outskirts of the area which leads to the schools, beach and CBD. Home features:

- Main bedroom with an ensuite and walk in robe is located to the front of the home with its own lounge area close by.
- The 3 minor bedrooms are located at the back of the home. The minor bedrooms have a separate bathroom.
- Large kitchen with both dining and family area in an open plan design.
- Great family living. Well located, under cover, Alfresco area leads off from the dining area.
- Both livings areas are serviced by a Reverse Cycle Air conditioning unit.
- Laundry is well located at the back of the home with easy access to the clothesline in the rear section of the lot.
- Lawns and gardens are reticulated on this 660m<sup>2</sup> lot.
- Unrestricted side access is available to the rear through double gates.
- Approx 8m x 6m colorbond, unpowered, shed with a roller door.
- Backyard is completely secured and enclosed. There is separate privacy gate that leads through to the Alfresco area from the carport area. Currently tenanted until late March 2024. Tenants have been in place for a number of years and would love to stay if that works for the buyer. They treat the home as their own and are tenants every Landlords seeks. Currently managed by Harcourts and a good reference would happily be given with beaming confidence. This home is most definitely one to put on your list if you're looking for a location with great growth potential. For further information contact your Exclusive Listing Agent Bridgette Mas on 0423200891. This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.