

**9 Busher Place, Capel, WA 6271**



**Sold House**

Saturday, 2 March 2024

9 Busher Place, Capel, WA 6271

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1052 m2**

**Type: House**



Tim OSullivan  
0452656280

**\$591,500**

(\*PLEASE NOTE THAT THIS PROPERTY IS RENTED UNTIL MARCH 2025) Embrace the essence of Capel living in this exceptional residence at 9 Busher Place. Unlike typical project homes, this house exudes character and charm from every angle. From its commanding street presence to its extensive functionality, prepare to be captivated by its distinctiveness. Nestled on a generous 1,052m<sup>2</sup> corner block within a secure cul-de-sac, this property offers a unique blend of South West allure and commuter-friendly accessibility. The house stands as a testament to timeless craftsmanship, boasting hand-made brick walls and soaring ceilings that welcome you into its warm embrace. Step inside to find a meticulously designed interior, where classic French doors and large dormer windows illuminate the open-plan kitchen area with natural light. With ample bench space and a country-style 3-door oven, the kitchen invites culinary creativity, complemented by a slow combustion wood burner for cosy winter gatherings. Entertainment options abound with a second lounge/living area featuring its own slow combustion wood fire – perfect for chilly evenings or relaxed summer days with French doors flung wide to invite the gentle breeze. The master bedroom, a true retreat, boasts impressive proportions and a stunning ensuite, providing a sanctuary away from the minor bedrooms. Beyond the aesthetics, the home is very practical with features including dual side access, high ceilings throughout, a walk-in pantry, a large storage/wine cellar, and secure rear yard with easy-care landscaping. The spacious 9m x 6m brick and timber framed garage offers versatility, whether as a shelter for your caravan or boat, or a coveted studio/man-cave that's the envy of all. About Capel: Capel's allure lies not just in its amenities but also in its burgeoning reputation as a family-friendly haven. With proximity to good schools, the beach, and essential amenities, it's no wonder Capel is quickly becoming a sought-after destination. Secure your slice of this hidden gem before its value soars. Property Feature Summary:

- 1,052m<sup>2</sup> corner block adjoined to a secure cul-de-sac
- 4 Bedrooms
- 2 Bathrooms
- 9m x 6m brick Lock-up garage with ample space for caravan or boat
- Unique character and charm
- Extensive access with dual side entry
- Open-plan kitchen with country-style oven and slow combustion wood burner
- Second lounge/living area
- Two slow combustion wood fires
- Impressive master bedroom with ensuite
- High ceilings
- Walk-in pantry and large storage/wine cellar
- A/C to main living area
- Secure rear yard with easy-care landscaping

Embrace the allure of Capel living in this unique residence, where character meets functionality in perfect harmony. Don't miss the chance to call this hidden gem your own. \* Please note that this property will be sold with a fixed term rental agreement in place until March 2025. Vacant possession will not be given at Settlement. For further details on the lease please contact Tim O'Sullivan.