

# 9 Derek Street, West Busselton, WA, 6280



## House For Sale

Wednesday, 14 August 2024

9 Derek Street, West Busselton, WA, 6280

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Dennis Amour

0400207529

## CUTE BEACHSIDE BEAUTY

Welcome to 9 Derek Street, West Busselton, where you can hear the ocean from your backyard.

9 Derek Street is ideally located under 500m from Dolphin Road boat ramp and the beach. West Busselton beachside is arguably Busselton's most sought-after location.

### INTERNAL FEATURES INCLUDE;

- A charming, clean, tidy, and well-presented 3 Bedrooms 1 Bathroom home.
- The lounge room features a wooden fire and split system A/C
- Great size master bedroom with built-in wardrobe
- Both minor bedrooms also feature built-in wardrobes
- 900mm free-standing gas cooktop with electric oven
- LED downlights throughout

### EXTERNAL FEATURES INCLUDE;

- Generous 757sqm block
- Large, powered shed & lean-to with front concrete apron
- Gorgeous north facing & well-presented backyard featuring reticulated lawns & gardens
- Through access via double gates
- Fronius 5kw solar inverter & quality panels
- Raised Garden beds and fruit trees
- The tiled roof was replaced with Colorbond approximately 6 years ago

### LOCATION;

- Under 500m to Dolphin Road boat ramp and the beach
- Under 1500m to West Busselton Primary School
- Approximately 5kms to Busselton City Centre and wonderful foreshore

As you would be aware since COVID beachside property prices have soared, and with little relief in sight is this your opportunity to purchase an affordable beachside beauty?

With properties in this location selling fast, don't delay in calling to book your inspection.

This property is for sale by private inspection only, enquire with the exclusive selling representative, Dennis Amour 0400 207 529 to make an appointment to inspect this beachside cutie.

\*\*\* Prior to purchasing the property First National Real Estate Busselton requires the buyer to conduct their own due diligence including verification of details the agent has advised to you. The information provided to the agent comes from the vendor (and other 3rd parties including Landgate and local government authorities) and we confirm as agent we have no independent knowledge of the correctness of the information.