

3/19-27 Spinnaker Boulevard, Geographe, WA 6280



Sold Unit

Wednesday, 19 June 2024

3/19-27 Spinnaker Boulevard, Geographe, WA 6280

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 374 m2

Type: Unit



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\$855,000

Embrace the extraordinary with this two-story gem in Port Geographe – not just a property, but a canvas for unique income streams and the epitome of live-work harmony. Ideal for savvy investors or those seeking a lifestyle change, this residence seamlessly merges residential comfort with lucrative commercial potential.

Income Diversification: Discover the untapped potential of short-stay accommodation, with Airbnb returns already averaging around \$1,000 per week. The groundwork is done, and the sellers offer seamless transition assistance. Plus, the allure of including fully furnished Airbnb spaces in the deal.

Residential Elegance: Experience comfort and style in the open-plan living, kitchen, and marina-view balcony. Three bedrooms, including a spacious master suite, offer a retreat after a day of seaside bliss.

Commercial Innovation: Unlock the potential of this unique commercial space at Port Geographe Marina! With its spacious layout and abundant natural light, envision a multitude of business possibilities thriving within these walls. Whether it's a trendy hair salon, a vibrant art studio, a serene yoga retreat, or a dynamic fitness studio, the possibilities are endless. As the sole commercial space of its kind in the marina, seize this opportunity to establish your business in a rapidly growing area.

Summary Of Property Features:

- **Dual Functionality:** Residential and commercial spaces designed for seamless coexistence or separate operation.
- **Good Short Stay Rental Income Potential**
- **Open-Plan Living and Kitchen:** Spacious, well-lit, perfect for relaxation.
- **Luxurious Master Spa Suite:** Breathtaking marina views.
- **Comfort All Round:** Zoned ducted air conditioning.

Commercial Features:

- **Dedicated Commercial Space:** Ideal for diverse business ventures.
- **Functional Kitchen/Prep Area:** Equip your business for success.
- **Convenient Dual Access:** Front and rear entrances for ease.
- **Optimal Business Environment:** Split system air conditioning.
- **Additional Storage Room:** Catering to business needs.

Area Amenities:

- **Prime Location:** A stone's throw from Port Geographe Marina and The Deck Bar & Bistro.
- **Proximity to Busselton City Centre:** Quick trips to the heart of Busselton
- **Essential Amenities:** Bayside IGA and fast-food options just a 5-minute drive away.

Other Features:

- **Laundry Area:** Ample storage for convenience.
- **North-Facing Alfresco:** Perfect for Sunday barbecues.
- **Dedicated Parking Bay** and ample additional parking bays for visitors.
- **Instant Gas Hot Water System**

Seize the Opportunity: This property isn't just a home; it's an investment in a lifestyle where both comfort and commerce thrive. A rare chance to unlock the potential of multiple income streams in a location that blends idyllic living with business success. Dive into the best of both worlds today!