



11 Cookworthy Road, Abbey

## Rare 2.52ha Prime Landholding in Abbey

Positioned in one of the fastest growing pockets of the Busselton region, this expansive Abbey holding offers scale, flexibility, and serious future potential. Set on 2.52 hectares (6.22 acres) right on the border of Abbey and Vasse, the property sits in a strategic growth corridor surrounded by new infrastructure, lifestyle amenities, and ongoing development. Whether you are looking to land bank, invest, or explore development possibilities in the future, opportunities like this are becoming increasingly rare this close to the coast.

- Large 25,200 sqm block with side road access
- Solid circa 1990 built brick home - 3 bedrooms, 1 bathroom
- Comfortable open living spaces with excellent natural light
- Expansive landholding with development potential

The existing home is a sturdy and comfortable three bedroom brick residence, offering a practical layout with generous living spaces and feature raked ceilings that enhance the sense of light and openness. The home provides a functional base for those wishing to live on the property while exploring its long term potential, or for buyers seeking a large lifestyle holding in a rapidly expanding area.

A separate brick structure with an attached workshop adds valuable flexibility. This space is currently used for business purposes and

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**FOR SALE**  
From \$2,000,000

**VIEW**  
By Appointment

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could easily serve as a workshop, storage area, hobby space, or home based enterprise depending on your needs.

Outdoors, the scale of the land truly sets this property apart. The 2.52 hectare parcel includes a bore which assists with irrigation across the block. The property is currently operating as an archery park, demonstrating the versatility of the land for a variety of uses.

Location is where this property becomes particularly compelling.

Positioned on a prominent corner site at the intersection of Bussell Highway and Cookworthy Road, the block backs onto the prestigious Cambridge Estate and sits within a high growth corridor connecting Abbey, Vasse, and Broadwater.

The lifestyle convenience is exceptional. The pristine waters of Geographe Bay and the Abbey Boat Ramp are only around 800 metres away, making beach days, fishing trips, and sunset walks part of everyday life. Directly across the road you will find the highly regarded Amelia Park Lodge, a favourite local destination for dining and gatherings.

Just minutes away, the rapidly expanding Vasse Village precinct continues to grow with major amenities including Bunbury Farmers Market, Coles, McDonald's, Shell, medical and physiotherapy services, a pharmacy, and an increasing range of specialty shops and dining options. Families will also appreciate the property being within the Vasse Primary School catchment and close to Cape Naturaliste College.

Public transport routes pass directly by the property, while the nearby Monaghans shopping complex, only a short distance away, offers convenient local services including Claudio Bakehouse.

For developers, investors, or strategic buyers looking to secure land in a tightly held coastal growth corridor, the potential here is clear. Large parcels in locations like this are becoming increasingly scarce, and the surrounding development only reinforces the long term opportunity.

Don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 or Tim O'Sullivan 0452 656 280 today!

**Disclaimer:** Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	19Z4HND
Property Type	House
Land Area	2.52 hectare
Including	Toilets (1)

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