



34 Ford Road, Busselton

## Family-Friendly Living close to Busselton's Beach and Cafes

Step into comfort and convenience with this contemporary brick home with colorbond (insulated) roof, double garage under main roof for convenience. Located in the heart of Busselton. Perfect for families, investors or downsizers alike, this 3-bedroom, 2-bathroom residence offers stylish living with the bonus of a dedicated theatre room and reverse cycle ducted air conditioning throughout. Décor complete by owner who is a leading interior decorator. Currently used as an Airbnb with an income stream. The home may be purchased complete with all furniture, linen and chattels or sold vacant possession.

- 355sqm block with secure courtyard
- 3 spacious bedrooms, 2 bathrooms including ensuite
- Modern features: tiled kitchen and bathroom floors, timber-style laminex benchtops
- Climate control: ducted air-conditioning and natural gas hot water system
- Outdoor entertainment: enclosed front courtyard enhancing privacy
- Additional spaces: theatre room ideal for relaxed family movie nights
- Double garage providing secure parking and storage

3 2 2

**FOR SALE**  
From \$1,350,000

**VIEW**  
Thu 18th Jun @ 11:15AM - 12:00PM

**AGENTS**  
Judy Sliker  
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Jeremy Lloyd  
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**AGENCY**  
LJ Hooker Property South West WA  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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Inside, the main bedroom boasts a walk-in robe and direct ensuite access. Two further queen-sized bedrooms feature built-in robes, ducted reverse cycle aircon, quality curtains, and blinds for maximum comfort. The open plan living and dining area benefits from ducted air conditioning and durable lino flooring, seamlessly connecting to the kitchen. The kitchen itself is well appointed with an electric oven, natural gas cooktop, tiled splashback, built-in pantry, breakfast bar, and a dishwasher - all combining practicality with style.

Enjoy the private, enclosed front courtyard for quiet morning coffees or afternoon relaxation, while the compact 355sqm block comes with reticulated gardens and sewer mains in place.

Nestled in central Busselton, this home is ideally located just minutes from the stunning Busselton Jetty and main beach, making weekend swims, fishing, or family picnics a breeze. You'll find a range of quality schools within walking or short driving distance, perfect for families with kids of all ages.

For everyday convenience, local shopping precincts such as the Busselton Central Shopping Centre and specialty boutiques are only a short drive away. The cosmopolitan café scene offers many delightful spots for brunch or coffee catch-ups, while restaurants and wineries in the nearby Geographe region provide excellent dining and social options.

Outdoor enthusiasts will appreciate the proximity to the beach for regular walks or recreation.

Busselton/Margaret River Airport is only a short 15-minute drive away, offering direct flights to Melbourne in around three and a half hours, with FIFO workers now enjoying direct services to work sites. Perth is approximately two and a half hours by car, making travel easier than ever. As the gateway to the spectacular Margaret River wine region and the stunning Southwest coastline, Busselton delivers an enviable lifestyle. Explore world-class wineries, breath-taking beaches, renowned surf breaks, sports fishing adventures and the famous Busselton Jetty, home of the annual Busselton Jetty Swim each February. Busselton proudly hosts one of Australia's premier IRONMAN events and offers an endless list of attractions including limestone caves, whale watching tours, award-winning restaurants, cafés and spectacular four-wheel driving adventures through beaches and surrounding forests. Families continue to choose the area for its exceptional lifestyle and strong community feel, with access to a wide selection of primary and secondary schools, both public and private, along with TAFE and university facilities nearby. Sporting facilities are outstanding, with clubs and recreation options catering to every interest. This truly is a lifestyle few properties can offer.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Judy Slieker 0408 554 187 or Jeremy Lloyd 0414 651 458 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 1AT7HND  
Property Type House  
House Size 149 m2  
Land Area 355 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Courtyard  
Dishwasher  
Built-in-Robes  
Fully Fenced

**Judy Slieker 0408 554 187**

Sales Consultant - Busselton | judy.slieker@ljhsouthwest.com.au

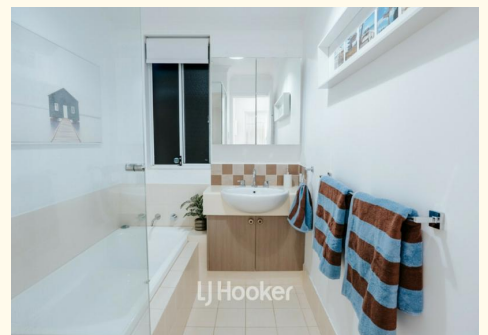
**Jeremy Lloyd 0414 651 458**

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**LJ Hooker Property South West WA (08) 9791 6880**

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**TOTAL: 137 m2**

1st floor: 137 m2

EXCLUDED AREAS: GARAGE: 32 m2, PATIO: 30 m2, PORCH: 20 m2,  
WALLS: 11 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.