



89 Kent Street, Busselton

Rare Chance in Busselton - Development Opportunity

Welcome to 89 Kent Street, Busselton, a character-filled home set on a generous 1012 sqm block, perfectly suited to families, investors, or buyers chasing space, comfort and flexibility in a prime central location. With three spacious bedrooms featuring beautiful jarrah flooring and soaring high ceilings, this property combines cottage charm with practical living. Beyond the home itself, the development zoning opens the door to exciting future possibilities, making this a property with lifestyle appeal today and potential for the future.

- 1012 sqm block with side access suitable for caravan or boat parking
- 3 bedrooms, 1 bathroom with generous separate dining and lounge areas
- Character-rich features including jarrah flooring and a Wandoo timber frame
- Zoned R-AC3, offering future development flexibility and potential for higher-density opportunities
- Natural gas connected, gas instant hot water and internet available
- Large paved patio, two powered sheds, electric gate access and secure fencing throughout

Step inside and discover a warm, welcoming interior where natural

3 1 1

FOR SALE

Offers

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



jarrah flooring flows through the bedrooms and family living spaces, creating a timeless feel from the moment you enter. The well-appointed kitchen offers double electric ovens, cooktop, tiled splashback and a breakfast bar, making it an ideal space for home cooks and entertainers alike. The bathroom includes both a bath and shower, with a separate enclosed toilet for everyday convenience. Additional practical touches include linen storage and a functional laundry complete with timber benchtop. Outside is where this property truly shines. The expansive paved patio area, approximately 8m x 8m, creates the perfect setting for entertaining family and friends or enjoying relaxed afternoons at home. Two powered sheds, approximately 6m x 8m and 4m x 3m, provide exceptional storage, workshop space or room for hobbies and projects.

Beyond the lifestyle appeal, this property also presents an exciting opportunity for the future. Zoned R-AC3, the site offers greater flexibility than standard residential zoning, creating potential for future development options, subject to City of Busselton approvals. Enjoy the home today while keeping an eye on tomorrow.

Side access through an electric gate has been designed with boats and caravans in mind, while new Colorbond fencing on three boundaries and stylish aluminium front fencing create both privacy and street appeal. A bore services the easy-care grounds, giving you plenty of room to establish gardens, enjoy outdoor living, or simply appreciate the extra space.

Positioned in one of Busselton's most convenient locations, you're less than 500m from the Busselton Jetty foreshore and just 150m from the Coles shopping precinct. Schools, parks, cafés, restaurants and medical facilities are all within easy reach, delivering the relaxed coastal lifestyle Busselton is known for.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call 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	1AM7HND
Property Type	House
Land Area	1012 m2
Including	Toilets (1)
	Outdoor Entertaining
	Floorboards
	Fully Fenced

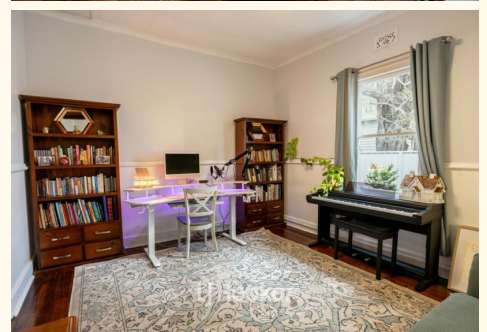
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TOTAL: 179 m2
 1st floor: 179 m2
 EXCLUDED AREAS: SHED: 14 m2, PATIO: 70 m2, PORCH: 25 m2,
 WALLS: 15 m2

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