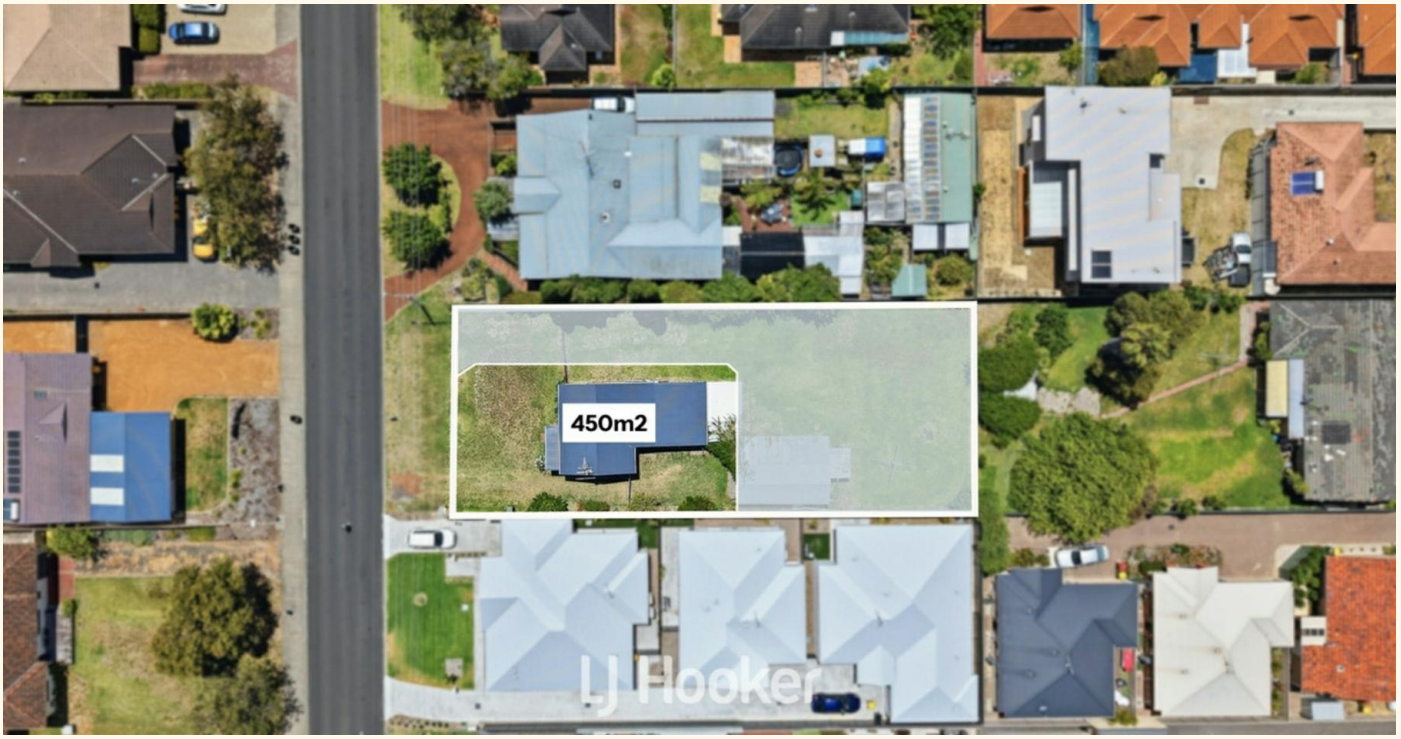








Proposed Lot 1 / 22 Harris Road, Busselton

Prime Central Busselton Land Opportunity

Position, potential and a genuinely hard-to-beat Central Busselton location. Proposed Lot 1 at 22 Harris Road presents approximately 450m² of street-front land. For buyers looking beyond the house and towards the future, this is all about securing your own piece of Busselton within easy walking distance of town, the foreshore and Geographe Bay.

Features:

" Proposed approximately 450m² street-front lot with direct access from Harris Road
- Frontage approximately 16.27m
- Existing 2 bedroom, 1 bathroom home currently tenanted until February 2027
- Proposed Survey Strata Lot 1 is not yet separately titled, with subdivision and issue of title still to be completed.
- Changes to the existing residence will be required at the sellers expense in order for the subdivision to be approved which may include changes to the back patio and perimeter fence constructed.
- Central Busselton position offering an outstanding opportunity to secure land close to town

2 1 0

FOR SALE
From $649,000

VIEW
By Appointment

AGENTS

Jeremy Lloyd
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jeremy.lloyd@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

" Supermarket approximately 400m
" The Good Egg Café approximately 450m
• Queen Street approximately 550m
• Busselton Jetty Foreshore approximately 750m

The real value here is the land and the location. The proposed survey strata subdivision creates an approximately 450m² front allotment with Harris Road frontage, putting future owners in a position to consider what comes next, subject of course to the relevant approvals and planning requirements.

LOCATION is the headline here. Opportunities to secure a manageable parcel of land this close to the centre of Busselton don't come along every day. Walk into Queen Street for your morning coffee, head down to the Busselton Foreshore and Jetty, or continue on to the calm waters of Geographe Bay. The Busselton Jetty sits at the beachfront end of Queen Street, reinforcing just how connected this pocket is to the city's coastal lifestyle.

Please note: Proposed Lot 1 is currently part of 22 Harris Road, Busselton and is not yet separately titled. The proposed survey strata lot area of approximately 450m² is subject to final survey, subdivision completion and issue of separate title. Buyers should make their own enquiries regarding subdivision, development potential, building requirements and applicable approvals.

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

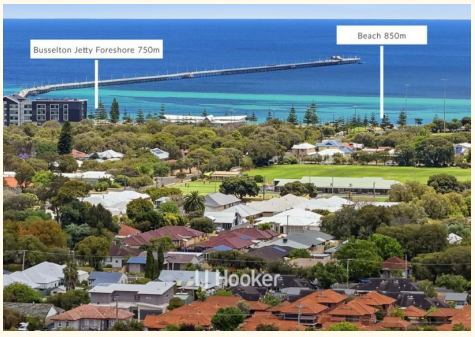
Property ID	1BCPHND
Property Type	House
Land Area	450 m2











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