

## Dunsborough, 8/83 Gifford Road

Villa For Sale Including Management Rights (Complete Business Package)

Located in heart of the states Southwest, this is an extremely rare opportunity to live, work and play in one of the most picturesque and in demand coastal holiday/tourist towns that W.A. has to offer.

Purchase this 3 bedroom, 2 bathroom property, in conjunction with the Management Rights (for an additional \$480,000) within the stunning beach front Geographe Cove Resort.

The best part about this property, apart from its stunning renovation is that it is literally 'footsteps' from the water making you the envy of family and friends that could only dream of living this close to one of the state's best beaches, and not have to leave to go to work!

The Villa has been tastefully decorated in neutral colours, featuring a relaxing living area, a



**For Sale**  
From \$870,000

**View**  
[ljhooker.com.au/16UPHND](http://ljhooker.com.au/16UPHND)

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

**Disclaimer:** 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.

separate sun lounge (which could easily be utilised as another bedroom if desired), 2 bathrooms & laundry facilities. The office is located at the front of the home, ensuring easy accessibility to start your work day. Onsite facilities include a tennis court & in ground pool-guests' favourites!

Location-3 hour drive from Perth or 45 minutes flying time, 1 minute drive to Dunsborough Town or a 10 minute drive to Yallingup (all times are approximate).

Properties like this are rare to the market making this an amazing opportunity for the astute business person looking for a "sea change" home & business opportunity.

## More About this Property

<b>Property ID</b>	16UPHND
<b>Property Type</b>	House
<b>Land Area</b>	304 m2
<b>Including</b>	Ensuite Toilets (2)

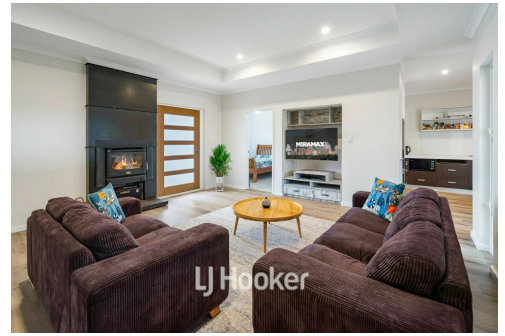
### Garry Morris 0417 964 823

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