



Geographe, 3/19-27 Spinnaker Boulevard

Port Geographe's Jewel: A Home, Business, and Lifestyle All in One!

Embrace the extraordinary with this two-story gem in Port Geographe —not just a property, but a canvas for unique income streams and the epitome of live-work harmony. Ideal for savvy investors or those seeking a lifestyle change, this residence seamlessly merges residential comfort with lucrative commercial potential.

Income Diversification:

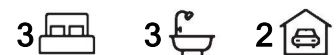
Discover the untapped potential of short-stay accommodation, with Airbnb returns already averaging around \$1,000 per week. The groundwork is done, and the sellers offer seamless transition assistance. Plus, the allure of including fully furnished Airbnb spaces in the deal.

Residential Elegance:

Experience comfort and style in the open-plan living, kitchen, and marina-view balcony.



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.



For Sale
From \$869,000

View
l.jhooker.com.au/12HMHND

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LJ Hooker Property South West WA
(08) 9791 6880

Three bedrooms, including a spacious master suite, offer a retreat after a day of seaside bliss.

Commercial Innovation:

Unlock the potential of this unique commercial space at Port Geographe Marina! With its spacious layout and abundant natural light, envision a multitude of business possibilities thriving within these walls. Whether it's a trendy hair salon, a vibrant art studio, a serene yoga retreat, or a dynamic fitness studio, the possibilities are endless. As the sole commercial space of its kind in the marina, seize this opportunity to establish your business in a rapidly growing area.

Summary Of Property Features:

- *Dual Functionality: Residential and commercial spaces designed for seamless coexistence or separate operation.
- *Good Short Stay Rental Income Potential
- *Open-Plan Living and Kitchen: Spacious, well-lit, perfect for relaxation.
- *Luxurious Master Spa Suite: Breathtaking marina views.
- *Comfort All Round: Zoned ducted air conditioning.

Commercial Features:

- *Dedicated Commercial Space: Ideal for diverse business ventures.
- *Functional Kitchen/Prep Area: Equip your business for success.
- *Convenient Dual Access: Front and rear entrances for ease.
- *Optimal Business Environment: Split system air conditioning.
- *Additional Storage Room: Catering to business needs.

Area Amenities:

- *Prime Location: A stone's throw from Port Geographe Marina and The Deck Bar & Bistro.
- *Proximity to Busselton City Centre: Quick trips to the heart of Busselton
- *Essential Amenities: Bayside IGA and fast-food options just a 5-minute drive away.

Other Features:

- *Laundry Area: Ample storage for convenience.
- *North-Facing Alfresco: Perfect for Sunday barbecues.
- *Dedicated Parking Bay and ample additional parking bays for visitors.
- *Instant Gas Hot Water System

Seize the Opportunity:

This property isn't just a home; it's an investment in a lifestyle where both comfort and commerce thrive. A rare chance to unlock the potential of multiple income streams in a location that blends idyllic living with business success. Dive into the best of both worlds today!

More About this Property

Property ID	12HMHND
Property Type	Unit
Land Area	374 m ²
Including	Toilets (3)

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