

West Busselton, 1 Gale Street

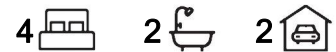
Seaside Serenity & Endless Potential

Is this the best location in Busselton? Such a title is subjective, of course. But as you stand at 1 Gale Street, watch the Sun sets over the cape, the sea breeze gently blowing whispering tales of serene coastal living, you would have to agree that is is without a doubt it is one of the best!

Beyond the undeniable character and charm of the home, this is a substantial 899m² corner block, zoned Residential R30, which has plenty of development and subdivision options that could be pursued. Additionally, there were plans from the current owners, for an upstairs addition, that would have added an extra bedroom and bathroom plus another living space and a balcony view that would be second to none. These are just the tip of the iceberg when it comes to what you could do with this property if you are lucky enough to call it yours.



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

Set Date Sale

View

ljhooker.com.au/14WPHND

Contact

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Constructed in 1988, the brick and tile property is as neat as a pin and would make a great family home without needing to do anything but bring your furniture and start making memories.

As you step inside, the home's lovingly preserved interior you are greeted by a true sense of being "at home" The expansive open-plan living area is the centrepiece of the house, accentuated by soaring high ceilings that lend an airy, spacious feel. Large windows frame the picturesque surroundings, ensuring that the captivating views are enjoyed daily.

Location-wise, it can't be described as anything other than idyllic. Imagine waking up to the gently lapping sound of the water kissing the sand just across the road. The bustling Busselton foreshore, complete with playgrounds, eateries, and the iconic Busselton Jetty, lies merely a stroll away. And let's not forget that the vibrant weekend markets and events held at Signal Park are just around the corner.

There have been modern touches added over the years too, such as a beautifully modernised ensuite bathroom to the large master bedroom.

Outdoors, practicality and aesthetics go hand in hand. The double lock-up garage caters to automotive needs, or open the garage doors, fold out the deck chairs and sit back for a sundowners in the evening or watch the fireworks displays at the Jetty from the comfort of your own property.

Storage is not an issue with a spacious shed that offers ample storage for all the big toys, bits and bobs. Established gardens frame the residence, creating a serene ambiance, and front-facing security shutters ensure peace of mind.

This property isn't merely a residence, here a potential legacy awaits, whether you envisage it as a family home to be kept for generations, a holiday haven, or an investment gem. Whatever your dream.... this is an opportunity too good to let pass by.

Feature Summary:

- Land Size: 899m², zoned Residential R30
- House Size: Approximately 172m²
- Construction: Brick and tile, circa 1988
- Bedrooms: 4 (Spacious master with modern ensuite)
- Bathrooms: 2
- Garage: Double lock-up with roller door access to the rear

Additional Features: Spacious shed, established gardens & lawns, original wood-fired oven

Location Perks: Opposite the beach, Opposite the Busselton foreshore, Close to Restaurants, Breweries, Busselton Jetty, the Upcoming Hilton Garden Hotel, Signal Park, and town centre.

Please be aware that while the property is listed for sale with a set date, Ending 31/10/2023 the Seller reserves the right to accept any offer at any time without



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prior notice. Potential buyers are strongly advised to submit their offers promptly to minimize the risk of missing out.

Potential: Development/subdivision potential, previous plans for an upstairs addition, and short-stay rental opportunity (all subject to approvals).

NOTE: *The Selling agents have endeavored to make sure all the information presented is true and correct and they make no claim or representation nor do they guarantee development potential of this property. Buyers should carry out their own due diligence and investigations and always refer to relevant planning policies such as the State planning policy 7.3 and residential design codes. Buyers should also seek independent advice before making any purchase if they intend to develop the land now or in the future.

More About this Property

Property ID	14WPHND
Property Type	House
House Size	172 m ²
Land Area	899 m ²

Tim O'Sullivan

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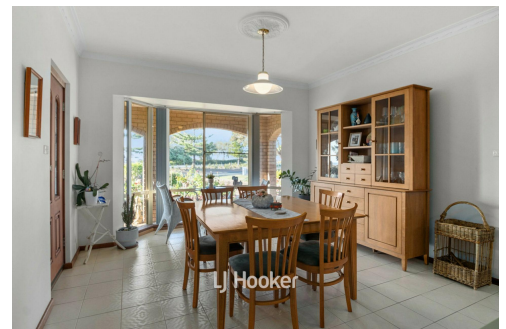
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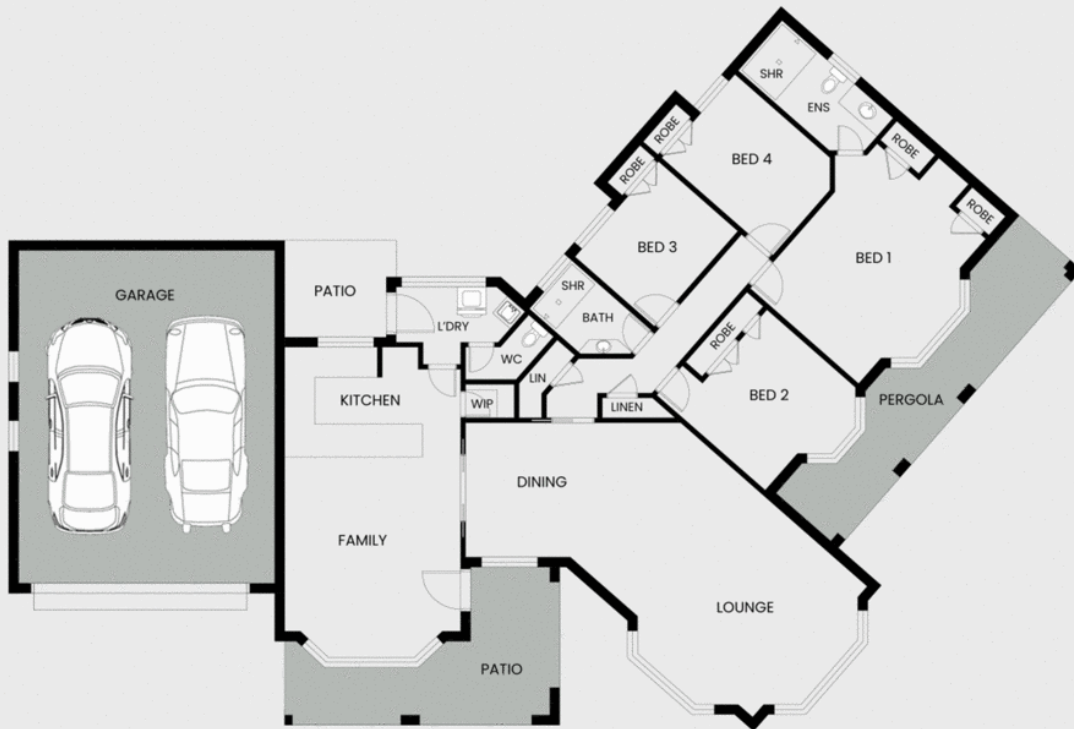
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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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