



## West Busselton, 1 Hadfield Avenue

The One You'll Wish You Had Bought. Secure This Coastal Gem Before It's Too Late

We all have those real estate moments... the ones where we saw an area on the rise, knew it was a great buy, and told ourselves, "Maybe later." But later never came, and now we watch as prices soar, wishing we'd taken the plunge.

This is one of those moments...

This once-overlooked pocket of West Busselton has quietly transformed. No longer just "the affordable alternative", it's now one of the most in-demand areas for savvy buyers who recognise value before it slips away. Young families, retirees, and investors are snapping up properties, renovating, rebuilding, and watching their investment grow. Why? Because they know what's coming. And with properties just a few hundred metres away selling for far more, with smaller blocks, older homes and fewer features the opportunity here is undeniable.

This home is packed with features, too many to list in full. But here are the key highlights you won't want to overlook:



### For Sale

Offers over \$1,049,000

### View

[ljhooker.com.au/16J5HND](http://ljhooker.com.au/16J5HND)

### Contact

**Tim O'Sullivan**

0452 656 280

[tim.osullivan@ljhsouthwest.com.au](mailto:tim.osullivan@ljhsouthwest.com.au)

**Jeremy Lloyd**

0414 651 458

[jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@ljhsouthwest.com.au)

**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.

\*Prime Location & Lifestyle: Large 1007sqm \*subdividable corner block, just minutes from the beach, with rapid area growth and rising demand.

\*Spacious Living: 4 Bedrooms, 2 bathrooms, study and multiple living areas, totalling over 300sqm under roof, plus a 90sqm workshop and huge additional carport for all your vehicles, boats, and caravans.

\*Workshop & Parking: A 13m x 7m powered, insulated workshop with a high roller door, mezzanine storage, and a built-in cool room, plus high covered parking for a caravan, boat, or mobile home.

\*Modern & open Plan design: A fully renovated kitchen with stone benchtops, a walk-in pantry, and quality appliances, plus multiple living areas with high ceilings for a grand sense of space.

\*Comfort & Convenience: Ducted reverse-cycle air conditioning, a slow combustion Jarrahdale wood heater, and a monitored security system for year-round comfort and peace of mind.

\*Entertainer's Dream: An expansive insulated sunroom/games room with high ceilings, ceiling fans, and a 6-person spa, perfect for year-round enjoyment.

\*Sustainable & Low-Maintenance: 6.5kW solar PV system, fully reticulated bore-fed gardens, rainwater tank, and a water softening unit.

And so much more... This is a rare opportunity to secure a home that offers everything! Space, comfort & room for your dreams to become reality.

Set on a sprawling 1007sqm block, this immaculately presented 4-bedroom, 2-bathroom home offers an exceptional blend of space, comfort, and versatility. With over 300sqm under roof, plus a 90sqm workshop and a huge additional carport, there's room for everything whether it's family living, hobbies, or securing your prized possessions. This is a home designed for those who refuse to compromise on lifestyle or opportunity.

From the moment you step through the grand double-entry doors, high ceilings and natural light create an immediate sense of space and warmth. The renovated kitchen with stone benchtops, a walk-in pantry, and a shoppers' entry flows effortlessly into the open-plan living and dining areas-perfect for entertaining or relaxed family living. Cozy up by the Jarrahdale wood heater in winter or enjoy ducted reverse cycle air-conditioning year-round. The master suite is a private retreat, complete with bay windows that invite the morning sun, a walk-in robe, and an ensuite for added luxury. The secondary bedrooms are equally generous, designed with built-in storage and space for guests or grandkids.

But the real showstopper? A huge enclosed sunroom/games area, fully insulated with high ceilings, fans and a 6-person spa that will remain with the home, creating the ultimate indoor-outdoor lifestyle. Step outside to easy-care, fully reticulated gardens with a productive vegetable patch for those who love to grow their own.

Struggling to find room for the boat, caravan, or extra vehicles? This property has you covered. The massive 13m x 7m powered workshop is more than just a shed, it's a fully insulated workspace with high roller doors and even a climate-controlled wine cellar for your prized collection.

Need more secure parking? The high-clearance caravan and boat bay is enclosed at one end with pull-down screen blinds, while the remote-entry double garage ensures everyday convenience for the daily drive. So, whether you're into your caravaning, a tradie, or collector of big toys, there's space for everything here.

Less than 1km from the beach, moments from schools, shops, and amenities, this is where convenience meets coastal living. With the area's rapid transformation and growing demand, it is easy to see why smart buyers see what's coming. They understand that once an area shifts, prices follow, and once they rise, they don't come back down.



**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.



A massive home like this on a huge block, in a booming area, with space for everything you need is something you won't find again at this price. Don't look back in five years and wish you had acted, saying to yourself "we should have bought that place".

Make an appointment to view today, because if you don't you might miss out!

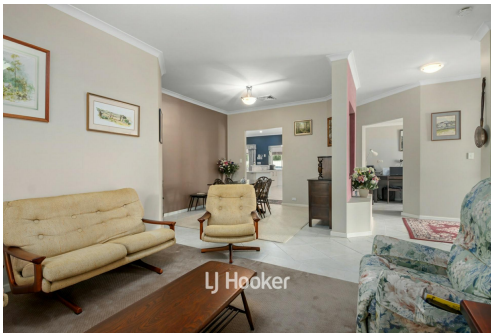
\*Buyers are advised to do their own investigations into the potential for any future subdivision potential of the block.

## More About this Property

Property ID	16J5HND
Property Type	House
Land Area	1007 m2
Including	Toilets (2)

**Tim O'Sullivan 0452 656 280**  
Sales Consultant - Busselton | [tim.osullivan@ljhsouthwest.com.au](mailto:tim.osullivan@ljhsouthwest.com.au)  
**Jeremy Lloyd 0414 651 458**  
Sales Consultant - Busselton | [jeremy.lloyd@ljhsouthwest.com.au](mailto:jeremy.lloyd@ljhsouthwest.com.au)

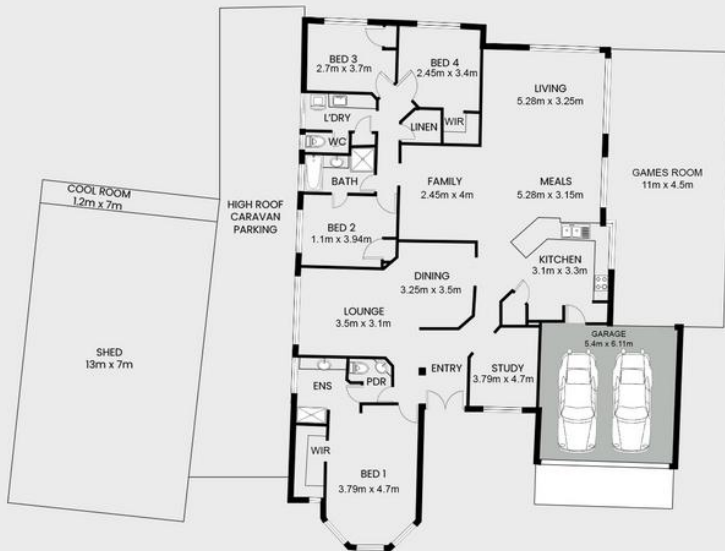
**LJ Hooker Property South West WA (08) 9791 6880**  
130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**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.

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

# 1 Hadfield Avenue, West Busselton WA 6280



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.



**Block: 1007sqm**  
**House: 266sqm**  
**Shed: 91sqm**  
**Games: 49.5sqm**



**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.