



12 Glenleigh Road, West Busselton

## Outstanding Beachside Opportunity

Positioned just moments from the pristine waters of Geographe Bay, this charming beach house presents an exceptional lifestyle and development opportunity on a generously sized lot. 924 of m2 located in "Blue Chip real estate area" Set next to a park and fully fenced for privacy, the property boasts expansive front and rear yards-perfect for relaxed coastal living, future expansion, or redevelopment (STCA).

The home features four well-proportioned bedrooms and two bathrooms, ideal for families, holidaymakers, or investors. After a day at the beach, rinse off in the outdoor shower with hot and cold water, a practical and sought-after coastal touch.

Enjoy an easy stroll to the white sands and crystal-clear waters of Geographe Bay, with swimming, walking trails, and sunsets right at your doorstep.

Whether you're seeking a laid-back beachside retreat, Ideal for a holiday rental, a permanent residence, or a prime development-size lot in a tightly held location, this property delivers on lifestyle, location, and potential.

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**FOR SALE OFFERS**

### AGENTS

Judy Sliker  
0408 554 187  
judy.sliker@ljhsouthwest.com.au

Aidan Fraser  
0437 195 730  
aidan.fraser@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.

 **LJ Hooker**

A rare opportunity to secure your slice of beachside living.

This home is in sort after city of Busselton the gateway to Margaret River wineries. major tourist attraction with the Iron Man event, Iconic Busselton Jetty Swim, surfing, fishing, yachting, caves so much to see and do.

2 ¼ hour drive to Perth, 15 mins drive to Busselton airport with connecting direct flights to Melbourne and Sydney.

To arrange a private inspection please contact Judy Sliker on 0408 554 187 or Aidan Fraser on 0437 195 730.

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	19NNHND
Property Type	House
House Size	105 m2
Land Area	924 m2
Including	Air Conditioning Dishwasher Outdoor Entertaining Floorboards Fully Fenced

**Judy Sliker 0408 554 187**

Sales Consultant - Busselton | [judy.sliker@ljhsouthwest.com.au](mailto:judy.sliker@ljhsouthwest.com.au)

**Aidan Fraser 0437 195 730**

Licensed Sales Agent - Busselton |  
[aidan.fraser@ljhsouthwest.com.au](mailto:aidan.fraser@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)





**TOTAL: 142 m2**  
 1st floor: 142 m2  
 EXCLUDED AREAS: PATIO: 84 m2, FIREPLACE: 1 m2, WALLS: 10 m2

Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.

