



## West Busselton, 23 Black Swan Drive

Great Location, Solid Investment —3-Bed Home in West Busselton

This solid 1992-built brick and tile home offers an excellent investment opportunity, currently tenanted with a weekly rent of \$580 until June 13, 2025. Set on a spacious 770m<sup>2</sup> fully fenced block, the property features full side access and ample room for a large shed. A 3x4m<sup>2</sup> general-purpose shed is already in place in the backyard.

Key Features:

- \*3 bedrooms
- \*1 bathroom
- \*2 toilets
- \*2 living areas
- \*Ceiling fans throughout
- \*Allergy-friendly vinyl plank flooring
- \*Rear-facing covered patio with brick paving
- \*Semi-enclosed single garage



**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**  
Offers From \$665,000

**View**  
[ljhooker.com.au/174PHND](http://ljhooker.com.au/174PHND)

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

\*Reticulated lawns

\*Natural gas connected

\*Instantaneous gas hot water system

\* Gas Cooktop, Electric Oven

Nearby Schools:

1. Busselton Senior High School (Approx. 2.5 km)

oA local high school offering a variety of programs for secondary students.

2. Geographe Primary School (Approx. 3.5 km)

oA well-regarded primary school serving younger students in the area.

3. St. Mary MacKillop College (Approx. 5.5 km)

oA private Catholic secondary school, offering both junior and senior years.

4. Busselton Primary School (Approx. 4.5 km)

oAnother great option for primary-aged children, located close to the town center.

Town Center (Busselton CBD):

\*The Busselton town center is approximately 4-5 km from Black Swan Drive. The central area offers a range of retail, dining, and leisure facilities, including the Busselton Jetty, Busselton Foreshore, and various parks. The town center provides excellent access to amenities, including supermarkets, shops, cafes, and medical services.

This location combines proximity to local amenities and schools while being just a short drive away from the stunning Busselton coastline!

Don't miss out on this fantastic investment with great rental income and potential!

Call Karen Kemp today on —0417 178 098

## More About this Property

<b>Property ID</b>	174PHND
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	770 m2

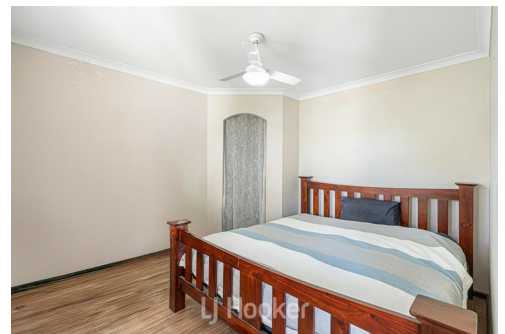
**Karen Kemp 0417 178 098**

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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**TOTAL: 96 m<sup>2</sup>**  
 FLOOR 1: 96 m<sup>2</sup>  
 EXCLUDED AREAS: COVERED PATIO: 35 m<sup>2</sup>, CARPORT: 14 m<sup>2</sup>

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



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