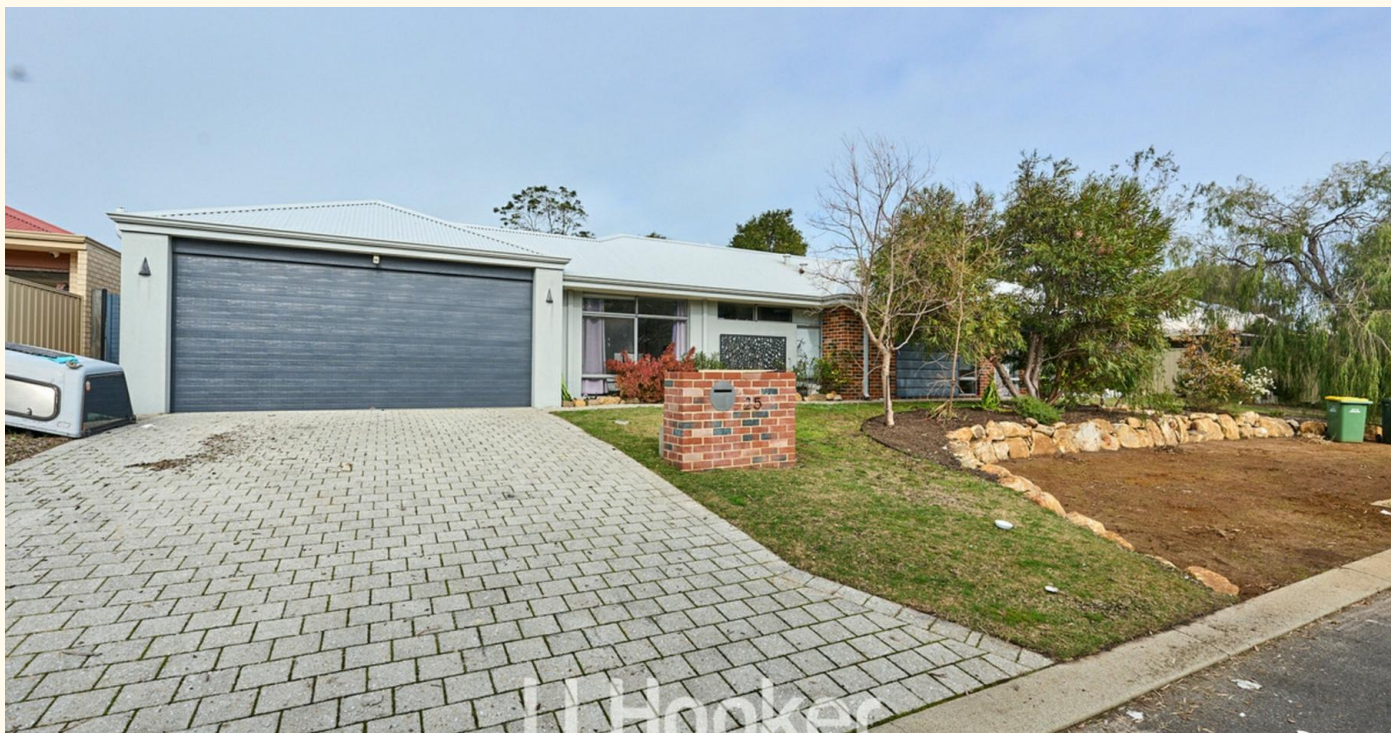




25 Cathedral Loop, West Busselton

Rest, Nest or Invest —Prime Busselton Location (Leased Until Nov 2026 at \$785/week)

The choice is yours with this ideally located 3-bedroom, 2-bathroom home, perfectly positioned just minutes from the Busselton CBD and at the gateway to the Margaret River Wine Region.

Whether you're seeking a smart investment, low-maintenance lock-and-leave, or future coastal home, this property ticks all the boxes.

CURRENTLY TENANTED UNTIL 19 NOVEMBER 2026 AT \$785 PER WEEK, it offers immediate rental return and long-term flexibility.

Designed for easy living, the home features a spacious open-plan kitchen, dining, and living area that flows seamlessly out to a generous alfresco-perfect for entertaining year-round. A separate lounge or theatre room provides additional space for relaxation, while a handy study nook adds everyday practicality.

Set on an elevated, low-maintenance 479sqm block in a quiet, tightly held street, you're just moments from local shops, cafés, restaurants, cinemas, the beach, and the iconic Busselton Jetty precinct-all within

3 2 2

FOR SALE

Offers From \$850,000

VIEW

By Appointment

AGENTS

Karen Kemp
0417 178 098
karen.kemp@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.



approximately 2km.

Property Features:

- 3 spacious bedrooms, 2 bathrooms on an easy-care 479sqm block
- Open-plan kitchen, living, and dining with alfresco access
- Well-appointed kitchen with ample bench space, quality appliances, breakfast bar, Smeg dishwasher & double-door pantry
- Separate theatre/lounge room plus dedicated study nook
- Freestanding wood fireplace in main living area
- Generous master suite with walk-in robe and private ensuite
- Two additional bedrooms with double built-in robes
- Main bathroom with separate WC
- Functional laundry with storage and external access
- Ceiling fans, quality window treatments, flooring and lighting throughout
- Double garage with remote entry and internal access
- Additional parking options and handy storage shed

This is a fantastic opportunity to secure a quality home in a sought-after coastal location, offering lifestyle, convenience, and strong investment appeal.

Call Karen Kemp today - 0417 178 098

MORE DETAILS

Property ID	1AYXHND
Property Type	House
House Size	160 m2
Land Area	479 m2

Karen Kemp 0417 178 098

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

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

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FLOOR	FINISHED	PATIO	PORCH	GARAGE
	M ²	M ²	M ²	M ²
FLOOR 1	140 M ²	21 M ²	5 M ²	33 M ²
TOTAL	140 M ²	21 M ²	5 M ²	33 M ²

THIS FLOOR PLAN IS NOT TO SCALE. MEASUREMENTS ARE INDICATIVE AND IN METRES.
INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN INQUIRIES.

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