



West Busselton, 31 Johnston Avenue

Prime Coastal Living —Your Perfect Home or Investment

Welcome to 31 Johnston Avenue, West Busselton —one of Busselton's finest locations, central to everything this beautiful coastal city has to offer. With an asking price from \$675,000, this property offers the perfect blend of convenience, comfort, and lifestyle.

Ideally situated within walking distance to the pristine beaches of Geographe Bay, you can enjoy early morning swims or catch the breathtaking sunsets over the north-facing bay. Everything you need is just moments away —whether it's a short cycle to the local cafes, restaurants, or shopping, or a relaxing walk to Busselton's iconic jetty.

Busselton is the gateway to the Margaret River wine region, where you can explore award-winning wineries, caves, surf spots, and more. Plus, with direct flights to Melbourne and just over two hours to Perth, you'll be connected to the best of Western Australia and beyond.

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For Sale
Offers From \$675,000

View
ljhooker.com.au/16ZWHND

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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

Built in 1987, this solid double brick home has stood the test of time, with just two owners and freshly painted interiors. Offering three (3) comfortable bedrooms, all with built-in robes, and a semi-ensuite bathroom to the master, this home is perfect for downsizers, first-time buyers, or those seeking a lock-and-leave holiday retreat.

The kitchen is at the heart of the home, featuring a wall oven, gas hot plates, and a walk-in pantry, all within easy reach of the family room. Stay comfortable year-round with a wood heater, reverse cycle air-conditioning, and a solar hot water system.

With a large 704m² block and a double Colorbond garage, there's plenty of space for vehicles and storage, along with a covered outdoor entertaining area ideal for hosting friends and family.

This is more than just a home —it's a lifestyle. With everything you need within reach, this property is the perfect opportunity for those looking to invest in bricks and mortar, with a rental potential of \$700 per week.

Call me today on 0408 554 187 to arrange your private inspection. Don't miss your chance to own a piece of paradise here in Busselton.

FEATURES:

Location:

- o Prime location in one of Busselton's best areas
- o Central to the City of Busselton
- o Walking distance to the pristine beaches of Geographe Bay
- o North-facing bay for magical sunsets and early morning swims
- o Short cycle or walk to restaurants, cafes, shopping, and Busselton Jetty
- o 4-hour direct flight from Busselton/Margaret River Airport to Melbourne
- o 2.25-hour drive to Perth, WA's capital city
- o Gateway to the Margaret River wine region and its attractions (wineries, caves, surf, whale watching, fishing, crabbing, etc.)
- o Famous Ironman capital and iconic Busselton Jetty swim location

Property Overview:

- o Solid double brick and tiled roof construction
- o Built in 1987 and has stood the test of time
- o Only 2 owners
- o Recently freshly painted internally
- o 704m² of land
- o Large double Colorbond garage at the rear
- o Wide frontage for easy drive access

Interior Features:

- o 3 bedrooms, all with built-in robes
- o Master bedroom with semi-ensuite bathroom
- o Separate lounge, dining, and family rooms
- o Informal meals area with the kitchen as the central hub
- o Office/storeroom under main roof (UMR)
- o Central wood heater for added warmth and ambiance
- o Split-system reverse cycle air conditioner in family room



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- o Kitchen with wall oven, gas (bottled) hot plate, and walk-in pantry
- o Ample storage cupboards and workbench in kitchen
- o Tiled floors in entry, family, meals, kitchen, and passage areas
- o Carpets in bedrooms

Outdoor Features:

- o Large covered Colorbond patio, ideal for entertaining
- o Reticulated lawns with Busselton mains water supply (in semi-working condition, requires maintenance)
- o Solar hot water system
- o Full-serviced mail and rubbish collection
- o Water Corp deep sewer and Busselton town water connected

Investment Potential:

- o Rental potential: \$700 per week plus
- o Ideal for downsizers or those looking for a lock-and-leave holiday home

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 About this Property

Property ID	16ZWHND
Property Type	House
Land Area	704 m2
Including	Air Conditioning

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