



Sold

LJ Hooker



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

33 Bower Road, West Busselton

Location, Location - Family Home Near Beach!

Perfectly positioned on the ocean side of Bussell Highway, this delightful four-bedroom residence offers a lifestyle of convenience and sustainability. Just a short stroll away, you'll find the pristine beaches of Geographe Bay, inviting you to enjoy sun-filled days by the water. The local shops and convenience stores are also within walking distance, making daily errands a breeze and enhancing the vibrant community feel.

This home is designed with both comfort and eco-conscious living in mind. The inclusion of a solar hot water system and solar panels ensures reduced energy costs while contributing to a more sustainable lifestyle. Inside, you'll be captivated by the stunning Jarrah floorboards that add warmth and elegance throughout the spacious living areas.

The master suite offers a good sized walk in robe & ensuite, whilst the 3 guest bedrooms features built in robes & share access to the main bathroom & separate toilet. Ducted reverse cycle air conditioning ensures comfort throughout the year. The rear of the property is filled with low maintenance, tropical gardens.

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FOR SALE
\$1,295,000

AGENTS

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An outstanding feature of the property is side access to a powered workshop. Whether you're a hobbyist, tradesperson or simply need extra storage, you'll appreciate the convenience of access through two separate roller doors. This unique feature ensures that your creative projects or business endeavors have the space they need to thrive. The workshop also has the potential to be converted into a granny flat & has already been Shire approved. This offers incredible flexibility, whether you're looking to accommodate extended family, create a private guest retreat or explore rental income opportunities. Plans are available on request.

In addition to the workshop access, a second, gated access point off the side lane offers even more flexibility for storing additional vehicles, trailers or equipment. This thoughtful design caters to those who value both functionality and accessibility.

Families will appreciate the proximity to top local schools, including West Busselton Primary School, which is just a stone's throw away & Busselton Senior High School. Whether you're looking to enjoy the beachside lifestyle or seeking excellent educational opportunities for your children, this home ticks all the boxes.

This property represents fantastic value for money and would make a great family home or addition to your investment portfolio. Make a time to inspect your future home today!

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 sellers 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	17TAHND
Property Type	House
House Size	168 m2
Land Area	809 m2
Including	Ensuite Toilets (2)

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