



West Busselton, 60B Lancaster Drive

Secure and Private Near the Beach and Top Schools!

Imagine waking up in a peaceful, secure home, tucked away from the hustle and bustle yet so close to everything you need. As you drive down the driveway, through the large gate you're greeted by the privacy and serenity of your own slice of paradise. This 3-bedroom, 2-bathroom home, with its spacious layout and thoughtful design, is ready for you to move in and make it your own.

Step inside, and you'll find an inviting open-plan living area where sunlight pours in through large windows, creating a bright, airy space that's perfect for family gatherings or quiet evenings at home. The heart of the home is the kitchen, spacious and practical, with ample bench space. Whether you're hosting dinner for friends or enjoying a quiet breakfast with the family, this is a space designed to bring people together.

Beyond the main living area is the separate front lounge, ideal as a games room or a cozy retreat where you can unwind after a long day. And when the weather is just right, step out into the undercover patio area, perfect for outdoor entertaining all year round. Imagine hosting BBQs with friends or relaxing with a book while the kids play safely in the secure



For Sale
from \$599,000

View
ljhooker.com.au/16EKHND

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LJ Hooker Property South West WA
(08) 9791 6880

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yard.

The property's low-maintenance gardens mean you can spend less time working and more time enjoying life. With reticulated lawns, everything stays green and lush without the effort. And for those with a growing family or pets, the fully fenced backyard provides the space and security you'll love.

What's more, with a large solar PV system in place, you can enjoy the benefits of lower energy costs while living sustainably. It's a home that's both comfortable and cost-effective.

Location is everything, and this home doesn't disappoint. Just a short walk or bike ride from some of Busselton's best schools, the beach, and the Geographe Leisure Centre, you'll have everything you need right at your fingertips. Whether it's a quick morning walk on the beach, a trip to the gym, or taking the kids to school, life here is convenient and easy.

This is more than just a house... it's a home where memories are made, a place where life's little moments are savoured. Whether you're a young family just getting into your first property, looking for a solid investment, or searching for the perfect place to downsize to, 60B Lancaster Drive offers everything you need in one of Busselton's most convenient locations.

Key Property Features:

- *Generous 518sqm Rear Block
- *3 Large Bedrooms and 2 Bathrooms, all with WIR, Master Ensuite WIR
- *Spacious open-plan living area
- *Separate front lounge/games room
- *Good-sized kitchen with ample bench space
- *Large Linen Press in Laundry
- *Secure gated and fully fenced backyard
- *Large double garage for extra storage
- *Undercover patio area for year-round entertaining
- *Extensive Brick Paving
- *Easy-care reticulated lawns and gardens
- *Large solar PV system for reduced energy costs
- *Prime location close to schools, beaches, and leisure centre

This home is waiting for you to bring your furniture, settle in, and start enjoying everything it has to offer. Don't miss your chance to call it yours!

*Please note that this property is currently leased to long-term tenants until November 2024



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More About this Property

Property ID	16EKHND
Property Type	House
House Size	132 m ²
Land Area	518 m ²
Including	Built-in-Robes Remote Garage Solar Panels

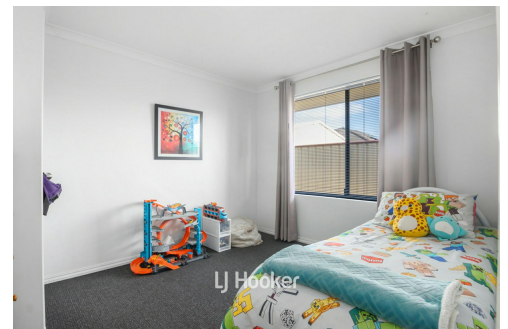
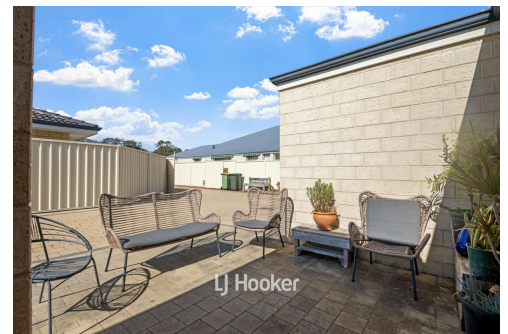
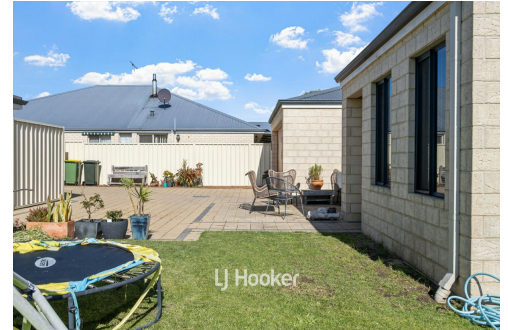
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130 Victoria Street, BUNBURY WA 6230

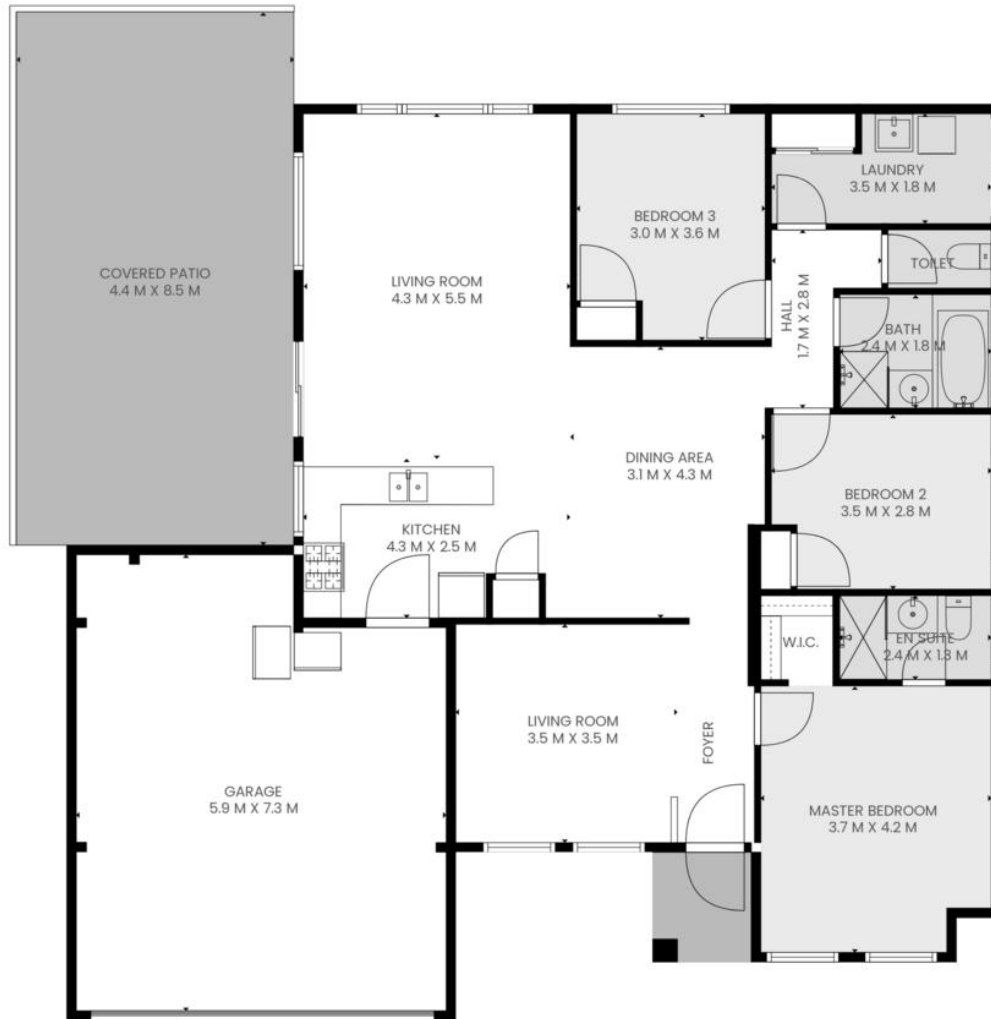
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60B LANCASTER DRIVE, WEST BUSSETON, WA 6280

TOTAL: 125 m²

FLOOR 1: 125 m²

EXCLUDED AREAS: GARAGE: 40 m², COVERED PATIO: 38 m²,

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.