



7 Lake Street, West Busselton

BUSSELTONS MOST UNIQUE PROPERTY!

Settled on an incredible 2,315m² block, just 150m (approx) from the pristine waters of Geographe Bay, this is the kind of property that makes family memories with room to grow, play, entertain and simply enjoy the coastal lifestyle.

From the moment you arrive, the sense of space is undeniable. Beautifully designed for relaxed family living, this substantial home combines soaring raked ceilings, abundant natural light and warm hardwood timber floors with an effortless indoor-outdoor connection. At the heart of the home, the expansive kitchen is made for gathering, featuring impressive waterfall benchtops, generous preparation space and a walk-in pantry, perfectly positioned to overlook the living and entertaining areas.

When it's time to unwind, there's a dedicated separate living area, while four generous bedrooms, two bathrooms and a versatile study/home office or potential fifth bedroom provide plenty of flexibility for growing families, guests or working from home. Further more, above the garage an architecturally designed roof space for future additions..... think Master retreat.

4 2 2

FOR SALE

Suit Buyers Above \$3,900,000

VIEW

Fri 25th Sep @ 5:00PM - 6:00PM

AGENTS

Aidan Fraser

0437 195 730

aidan.fraser@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.



And then there's the lifestyle...

Step outside into your own private coastal playground. The north-facing backyard is framed by extensive outdoor entertaining, a 22m lap lane swimming pool and full-sized tennis court, giving everyone space to swim, serve, relax, entertain and enjoy the great outdoors. The location is equally impressive. With the beach just moments away, you're within easy reach of the Busselton Yacht Club, Lou Western Playing Fields and a short bike ride into town. Everything you love about Busselton's coastal lifestyle is right at your fingertips.

Back at home, a cosy wood fire creates the perfect winter retreat, complemented by split-system air conditioning for year-round comfort. Tucked away in a quiet, private street, the property offers an enviable combination of tranquillity, convenience and space. And for those looking further ahead, the substantial landholding presents future development potential, if desired, adding another layer of opportunity to an already exceptional property.

A rare combination of space, lifestyle and possibility.
2,315m² of land. Pool. Tennis court. Beachside location. Family-sized home. North-facing backyard. Future potential. This is coastal living with room to live life your way.

MORE DETAILS

Property ID	1BEAHND
Property Type	House
House Size	246 m2
Land Area	2315 m2

Aidan Fraser 0437 195 730

Licensed Sales Agent - Busselton |
aidan.fraser@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au





Total: 237 m²

1st Floor: 237 m²

Excluded Areas: Storage: 6 M², Covered Patio: 70 M², Patio: 29 M²,
Porch: 17 M², Garage: 43 M², Walls: 21 m²

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

