



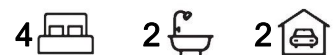
## West Busselton, 8 Westminster Avenue

Ideal Family Living in West Busselton with Solar Power and Side Access

Located at 8 Westminster Avenue, West Busselton, this 4-bedroom, 2-bathroom home sits on a generous 895m2 block. Built in 2003, the property offers a comfortable and well-equipped living space with modern features.

### Kitchen Features:

- \* Gas cooktop
- \* Electric oven
- \* Stainless steel rangehood
- \* Dishwasher
- \* Plumbing for fridge with wide recess
- \* Wall oven (600mm)
- \* Microwave recess



**For Sale**  
Offers Over \$860,000

**View**  
[ljhooker.com.au/16W8HND](http://ljhooker.com.au/16W8HND)

**Contact**  
**Karen Kemp**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**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.

**Additional Features:**

- \* Hybrid plank flooring throughout
- \* Carpeted bedrooms, with new carpet in the master
- \* 4 reverse cycle air conditioning units
- \* Wood fireplace
- \* Gas bayonet
- \* Built-in robes in all bedrooms, large walk-in robe in master
- \* Fully fenced with side access
- \* Powered shed (approx. 9m x 5m)
- \* Decked alfresco with French timber doors leading to outdoor area
- \* Chook pen
- \* Reticulated front and backyard gardens
- \* Electric instantaneous hot water system
- \* Solar panel system with 16 panels
- \* Gas bottles

**Nearby Schools:**

- \* Geographe Primary School
- \* St Mary MacKillop College
- \* Cornerstone Christian College
- \* West Busselton Primary School

This property offers ample space, modern comfort, and convenient access to local amenities and private and public schools, just a short walk or drive to the town centre, making it an ideal family home.

Call Karen Kemp today on 0417 178 098 to arrange a private viewing.

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

<b>Property ID</b>	16W8HND
<b>Property Type</b>	House
<b>Land Area</b>	895 m2
<b>Including</b>	Solar Panels

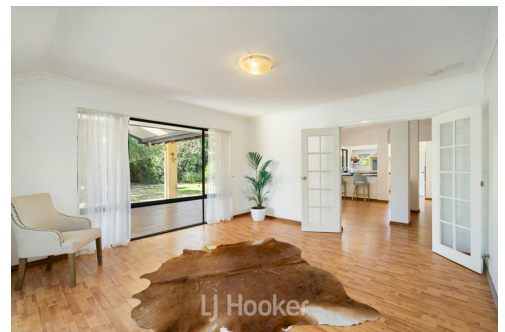
**Karen Kemp 0417 178 098**

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

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