







1/10 Kent Street, West Busselton

Walk into Town or Wander to the Beach

Positioned right on the doorstep of central Busselton, this neat three-bedroom villa is all about EASY living in a location that does the heavy lifting. Whether you're looking for a low-maintenance home, a lock-and-leave South West base or an investment in a seriously convenient pocket of West Busselton, 1/10 Kent Street puts shops, cafés, the foreshore and town within easy reach.

- Low-maintenance 286 sqm block
- 3 bedrooms, 1 bathroom and 1 WC
- Solid 1987 brick and tile construction, built-in robes and practical single-level layout
- Split-system air conditioning, instant gas hot water and security screens
- Generous paved 4m x 6m patio for relaxed outdoor living
- Single garage plus 3m x 3m garden shed
- Currently tenanted until June 2027

Inside, the home keeps things practical and comfortable. The central family and dining area features split-system air conditioning and sliding doors opening directly onto the outdoor patio, giving the living space an easy connection with the courtyard.

3 1 1

FOR SALE
From $720,000

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS
Jeremy Lloyd
0414 651 458
jeremy.lloyd@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.

The kitchen offers everything you need for day-to-day living, with an electric oven, gas cooktop, tiled splashback, double sink, built-in pantry, breakfast bar and dedicated fridge recess. It's functional, well positioned and connects naturally with the main living and dining zone.

All three bedrooms are queen-sized, with carpet underfoot and curtains for privacy. The main bedroom and second bedroom also feature built-in robes, while the third bedroom gives you flexibility as a guest room, home office or extra space when family comes to stay.

The bathroom includes a screened shower, vanity, WC and heat light, while the separate laundry adds handy linen storage. Simple. Functional. Easy to maintain.

Outside is where the low-maintenance lifestyle really comes into its own. The paved patio, approximately 4m x 6m, provides plenty of room for an outdoor setting and barbecue, creating a private spot to enjoy your morning coffee or settle in for an easy afternoon with friends. There's also a small lawn and garden area, giving outdoor enthusiasts a welcome patch of green to potter around, grow a few plants or simply enjoy some sunshine without the upkeep of a large backyard. A garden shed takes care of the bikes, tools and extra storage.

And then there's the LOCATION.

You're within walking distance of the Busselton CBD, less than 250 metres from Busselton Central Shopping Centre and less than 800 metres from the iconic Busselton Jetty. Head out for breakfast, wander into town, ride along the foreshore or spend an afternoon beside Geographe Bay, without needing to plan your day around the car.

For buyers wanting convenience, simplicity and a central Busselton lifestyle, this one just makes sense.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 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 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.

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MORE DETAILS

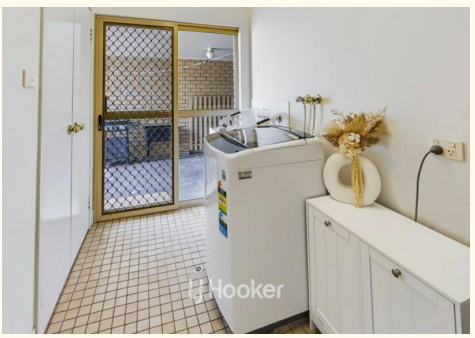
Property ID	1BARHND
Property Type	House
Land Area	286 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Built-in-Robes
	Secure Parking
	Fully Fenced











Jeremy Lloyd 0414 651 458
Sales Consultant â€“ Busselton | jeremy.lloyd@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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TOTAL: 90 m2
1st floor: 90 m2
EXCLUDED AREAS: COVERED PATIO: 31 m2, PORCH: 11 m2, GARAGE: 22 m2,
WALLS: 12 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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