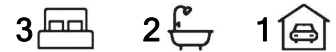


West Busselton, 2/1 Swan Street

Townhouse 150m from pristine Beach of Geographe Bay



A few minutes stroll to the magic sunset over the shores of Geographe Bay, this 2007-built brick and tile roof 2 storey townhouse delivers modern comfort, beachside lifestyle, and easy-care living in one smart package. Garage under main roof with shoppers' access to passage of home.

With three bedrooms, two bathrooms, a bonus upstairs lounge and a sun-soaked courtyard, it's an ideal choice for couples, downsizers, or investors chasing location and lifestyle without the maintenance.

- * 3 bedrooms, 2 bathrooms 3 WC's
- * Spacious open-plan living with tiled floors
- * Split-system reverse cycle air conditioning for year-round comfort
- * Modern kitchen with electric oven and natural gas cooktop, dishwasher, walk-in pantry
- * The Villa has been designed with great use of storage cupboards throughout
- * Queen-sized downstairs master with built-in robes
- * Wheelchair-friendly bathroom with large shower and toilet

For Sale
Please Call

View
ljhooker.com.au/1803HND

Contact
Jeremy Lloyd
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jeremy.lloyd@ljhsouthwest.com.au
Judy Slieker
0408 554 187
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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.

- * Upstairs lounge/activity area with two bedrooms and second bathroom
- * Natural gas storage hot water system
- * Solar power system with inverter
- * Security screens front and rear
- * Private courtyard (approx. 7x9m) with retractable alfresco roof blind
- * Undercover alfresco for relaxed entertaining
- * Upstairs balcony to enjoy the northerly winter sun
- * Single garage and store room under main roof with access to passage of home
- * Double-gate access to rear yard
- * Reticulated garden
- * 1 of 7 privately owned exclusive villas, strata-managed with minimum body corporate fees.

Step inside and enjoy a sunlit living area that connects effortlessly with the paved alfresco and secure rear courtyard - perfect for lazy afternoons or morning coffees.

The kitchen is neat and functional with plenty of bench space, while the upstairs zone creates that sought-after separation for guests, teenagers or working from home.

LOCATION! LOCATION! LOCATION!

- * Less than 50m to one of the best streets in Busselton - Margaret Street
- * under 200m to the Geographe Bay Yacht Club.
- * 100m to Busselton Fitness Centre overlooking the bay
- * only a short stroll to the sparkling swimming beach
- * Just 2.5 hours by car to Perth
- * 15 minutes to Busselton Airport - Direct flights to Melbourne and Sydney with connecting flights to Perth
- * Close to Busselton Jetty, local cafes, wineries and pristine beaches
- * Surrounded by walking trails, cycle tracks and vibrant community events

Whether you're after an easy lock-and-leave lifestyle or your own personal get away this low-fuss Villa is the most sort after investment area - Yes this villa is in a prized coastal pocket - a Blue Chip Real Estate Location. This property ticks all the boxes.

This is your opportunity to own a stunning, move-in-ready home in a highly sought-after coastal location!

Contact Judy Sliker 0408 554 187 or Jeremy Lloyd 0414 651 458 today to arrange a 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.



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More About this Property

Property ID	1803HND
Property Type	Townhouse
Land Area	364 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Balcony Built-in-Robes Solar Panels

Jeremy Lloyd 0414 651 458

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