



West Busselton, 1/4 Butcherbird Place

Ideal Starter Home or Investment Gem —Just 800m from the Beach!

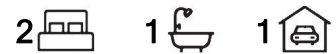
Welcome to 1/4 Butcherbird, a charming 2-bedroom, 1-bathroom duplex nestled on a spacious 421sqm block in a peaceful, no-through road, opposite a beautiful park with modern play equipment and expansive open space... Whether you're a first-home buyer looking to add your personal touch or an investor seeking a highly rentable property, this home ticks all the boxes.

*Currently rented at \$480 per week on a fixed term lease until 29/05/2025.

Step into a bright, north-facing living area that fills the space with natural light, creating a warm and welcoming atmosphere. The open-plan design connects the living room, dining area, and functional kitchen, making it perfect for easy living and entertaining. Reverse cycle air-conditioning ensures year-round comfort, and the 5-kilowatt solar PV system helps keep energy bills low.



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.



For Sale
Please Call

View
ljhooker.com.au/16AQHND

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LJ Hooker Property South West WA
(08) 9791 6880

The master bedroom boasts built-in robes and a lovely front-facing aspect, while the second bedroom, though compact, offers great versatility with built-in storage. This makes for a great child's bedroom or a home office.

A standout feature of this home is the large, fully fenced backyard, offering ample space for children's play equipment, pets, or even your dream garden. This secure outdoor space is perfect for enjoying outdoor living in privacy.

For those who appreciate space, the powered shed and side access through the single carport provide excellent storage and practical functionality. The single garage with a roller door adds convenience, and the quiet location with only local traffic makes this an ideal retreat.

Just a short 800m stroll to the beach, and close to all the conveniences West Busselton has to offer—including shops, IGA, the post office, doctors, and the hospital—this property offers an enviable lifestyle with town only a 10-minute drive away.

Currently rented at \$480 per week with excellent tenants in place, this home is also a fantastic investment opportunity. Properties in this area are always in demand, so whether you're looking to move in or rent it out, don't miss out on this versatile home!

Property Feature Summary:

- *2 bedrooms
- *1 bathroom
- *421sqm block with fully fenced backyard
- *Bright north-facing living area
- *5kW solar PV system
- *Reverse cycle air conditioning
- *Powered shed with access through the single carport
- *Quiet no-through road location with local traffic only
- *Opposite a large park with play equipment and lots of open space.
- *800m walk to the beach, close to shops and hospital
- *Currently rented at \$480 p/w until 29/05/2025 —perfect for investors!

This home won't last long—contact exclusive selling agent Tim O'Sullivan for more information or to find out inspection times!



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More About this Property

Property ID	16AQHND
Property Type	Unit
House Size	103 m ²
Land Area	421 m ²
Including	Air Conditioning Toilets (1) Built-in-Robes

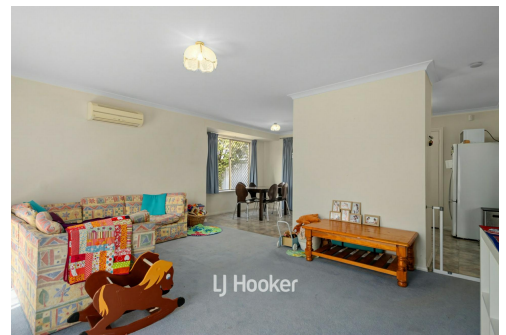
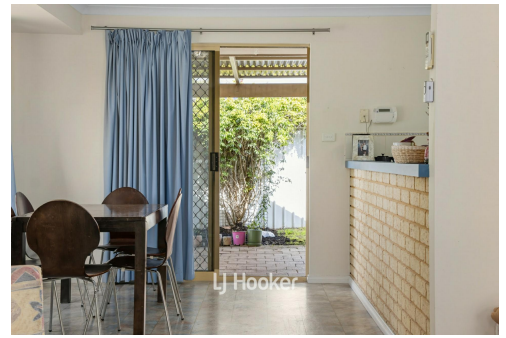
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