



3/3 Moore Street, West Busselton

Modern Comfort with Lock Up and Leave Convenience

This beautifully presented brick and tile home delivers the perfect combination of modern comfort, low maintenance living and everyday convenience. Whether you're a professional, downsizer, first home buyer or savvy investor, this is a property that offers outstanding lifestyle appeal in a location that's always in demand.

- Rear unit on 266sqm of land
- 3 bedroom, 2 bathrooms, including ensuite to the master bedroom
- Modern vinyl plank flooring throughout the living areas, carpeted bedrooms, built-in robes and walk-in robe to the master
- Split system air conditioning, gas hot water system and a practical, easy-care design
- Private outdoor entertaining area accessed directly from the living area
- Double lock-up garage

Step inside and discover a thoughtfully designed floorplan where the kitchen forms the heart of the home. Complete with an electric oven, gas cooktop, tiled splashback, built-in pantry, breakfast bar and double sink, it's perfectly equipped for everyday living and effortless entertaining.

3 2 2

FOR SALE
From \$749,000

VIEW
Sat 31st Oct @ 11:15AM - 11:45AM

AGENTS
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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 light-filled living and dining area creates a welcoming space to relax with family and friends, flowing seamlessly through sliding doors to the private outdoor entertaining area. A separate lounge offers valuable flexibility, whether you need a quiet retreat, media room or additional living space.

The generous master suite features a walk-in robe and private ensuite with tiled flooring, while the remaining bedrooms are all well-proportioned with built-in robes and easy access to the main bathroom. A functional laundry with linen storage and a separate toilet adds further convenience to the home.

Outside, the secure backyard has been designed for easy living, offering low-maintenance gardens and plenty of space to enjoy without spending your weekends on upkeep. It's the perfect setting for entertaining, relaxing with a coffee or simply enjoying the fresh South West lifestyle.

Located in the highly sought-after suburb of West Busselton, you'll enjoy being just a short drive from the Busselton Foreshore, the sparkling waters of Geographe Bay and the iconic Busselton Jetty. Parks, sporting facilities, local cafés, quality schools and Busselton Hospital are all close by, making this an exceptional location for both lifestyle and convenience.

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.

MORE DETAILS

Property ID	1B04HND
Property Type	Unit
House Size	124 m2
Land Area	266 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Built-in-Robes
	Secure Parking

Jeremy Lloyd 0414 651 458

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TOTAL: 116 m²

1st floor: 116 m²

EXCLUDED AREAS: GARAGE: 38 m², PORCH: 2 m², PATIO: 11 m²,
WALLS: 11 m²

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