



8/11 Donnelly Court, West Busselton

## Charming 2x1 Villa in Prime Location

This lovely brick-and-tile 2-bedroom, 1-bathroom villa is set in a small, well-maintained complex just 1.5km from the town centre and even closer to the new Kmart, Aldi, and Origin Markets, all within easy walking distance.




Inside, you'll find two spacious bedrooms, with built-in robes to the main bedroom, and a large, functional kitchen that flows seamlessly to a generous alfresco area ideal for relaxing or entertaining in the summer sun.

The home also features a secure garage with direct access and a private storeroom, providing excellent convenience and additional storage space. Comfort is assured year-round with reverse-cycle air conditioning.

Whether you're looking to downsize, invest, or secure your first home, this property offers an exceptional combination of comfort, security, and low-maintenance living all in a highly sought-after location.

Call Aidan Fraser Today on 0437 195 730

Disclaimer —whilst every care has been taken in the preparation of

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### FOR SALE

Offers Above \$555,000

### AGENTS

Aidan Fraser

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### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

this advertisement and the approximate outgoings, all information supplied by the seller and the sellers 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	18XDHND
Property Type	Unit
House Size	78 m2
Land Area	211 m2
Including	Air Conditioning
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

### Aidan Fraser 0437 195 730

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