



9 Bignell Drive, WEST BUSSELTON, WA 6280

Could this be your last opportunity to get into West Busselton?

This fantastic property is move-in ready and offers everything you could want for relaxed, easy living - whether you're starting out, slowing down, or investing in a sought-after coastal pocket.

Set on a generous 729m² block, this quality brick home (circa 1982) has been beautifully maintained and offers a practical layout with plenty of charm. Inside, you'll find three spacious bedrooms, all with ceiling fans and built-in robes to two, along with a pristine bathroom featuring both a shower and a separate bath.

The light, functional kitchen provides loads of bench and cupboard space, plus a dishwasher, electric wall oven, and gas cooktop. It overlooks the patio and backyard, allowing you to stay connected with family or friends while you cook. The open-plan living and dining area includes tiled floors for easy upkeep, a gas bayonet for instant warmth, and a Scandia woodfire heater with a three-speed fan to keep the home cosy through winter.

A gas instantaneous hot water system adds modern convenience, while outside, you'll find plenty of parking - a single carport under the main roof, an extra bay beside it, and ample space across the front for guests or trailers.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184235

SALE DETAILS

From \$750,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Bec Slade
0417 921 524

The standout feature for many will be the powered and concreted workshop, approximately 6m x 4.5m* in size, accessed via rear gates. With sliding door entry, lighting and power, and a solid concrete floor, it's perfect for those who love to tinker, store tools, or take on weekend projects. There's ample room for a vehicle, boat, or caravan, and it's ideal for hobbyists, home mechanics, or anyone wanting a secure, dedicated workspace.

The backyard continues to impress with beautiful established gardens, lush lawns, raised veggie beds, and a north-facing patio perfect for outdoor entertaining. There's even a small chook run for fresh eggs and a touch of country charm.

All of this is located just 750m* from the sparkling shores of Geographe Bay, and close to schools, local shops, the leisure centre, and all the essentials that make West Busselton so sought after.

Opportunities like this are few and far between - secure your place in West Busselton today! Bec Slade 0417 921 524 "I work, live and breathe the lifestyle that I sell."

- Unfortunately, there will be no viewings before the Home Open
- Deadline for offers is Thursday 20th November, 5pm
- All offers will be presented to the seller on Friday 21st November
- If you are unable to attend and require a walk-through video, please email me your request and ensure your mobile number is on the email. I will then create this on the day of the home open and send it to your phone ASAP.
- Unfortunately, the seller does not have a floorplan.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 729.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport





