



34/8 Court Street, WEST BUSSELTON, WA 6280

Nest or Invest - The Choice is Yours

Welcome to Busselton Gardens, where comfort, convenience and low-maintenance living come together in one of Busselton's most sought-after over-55s communities. Perfectly positioned just moments from the Busselton town centre, local shopping precincts, caf  s, medical facilities and the stunning Busselton foreshore, this immaculately presented 2-bedroom, 1-bathroom unit offers an exceptional lifestyle opportunity for both owner-occupiers and savvy investors alike.

Whether you are looking to expand your investment portfolio with a secure long-term tenant already in place until January 2027, or planning ahead for your own future move, this charming property delivers flexibility and peace of mind in equal measure.

Step inside and discover a light-filled, easy-care home designed for relaxed everyday living. The spacious front lounge welcomes you with a warm and inviting atmosphere, flowing seamlessly into the open-plan kitchen and dining area. Reverse-cycle air conditioning ensures year-round comfort through every season, while the practical layout offers both functionality and privacy.

The generously sized bedrooms provide comfortable accommodation, each offering ample natural light and built-in storage potential. The neat and tidy bathroom includes a shower and vanity, complemented by a separate water closet for added convenience.

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: 300P196404

SALE DETAILS

Offers Over \$670,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Scott Summers
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One of the standout features of this home is the expansive covered alfresco area - an ideal extension of the living space and the perfect spot to enjoy your morning coffee, host weekend barbecues or simply unwind in privacy all year round. Outside, the easy-care surrounds mean less time spent on maintenance and more time enjoying the Busselton lifestyle.

Completing the package is a secure lock-up garage providing protected parking and additional storage space.

Set within a quiet complex of only eight units, this dedicated over-55s enclave offers a welcoming community environment with like-minded neighbours and a peaceful atmosphere rarely found so close to town.

With its unbeatable location, low-maintenance appeal and secure tenancy already in place, this property represents an outstanding opportunity to secure your place in the thriving Busselton market.

Property Features:

- Immaculate low-maintenance unit in a convenient central location
- Positioned within a peaceful over-55s complex of only 8 units
- Just minutes from Busselton CBD, shops, caf  s and the beach
- 2 spacious bedrooms, 1 well-maintained bathroom
- Large front lounge area filled with natural light
- Functional open-plan kitchen and dining space
- Reverse-cycle air conditioning for year-round comfort
- Separate WC for added practicality
- Expansive covered alfresco entertaining area
- Secure lock-up garage with additional storage potential
- Easy-care gardens and minimal upkeep required
- Ideal investment opportunity with tenancy secured until January 2027
- Excellent future downsizer or lifestyle option

Available now

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

- Land Area 227.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1



