


FOR SALE



**87 BUSSELL HIGHWAY
WEST BUSSELTON**

8 6 7 1131


Once in a lifetime investment and lifestyle opportunity

\$1,125,000

Multi award winning B & B "Baudins." Set on 1131sqm and located 5 minutes walk from the beach and 10 minutes to town. The property consists of a 4-bedroom 4-bathroom guest house plus a 4-bedroom 2-bathroom home separated by a large courtyard, fernery with bungalow and alfresco area.

The B&B building is located at the rear of the property and consists of 3 queen & 1 triple suite all with their own ensuite. All rooms have a bar fridge with tea & coffee making facilities. All four rooms surround a large central lounge & kitchen with separate laundry. The B&B component of this lot comes with quality fixtures, fittings, furniture & electrical included.

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ACTON





The owners separate residence consists of a stunning chef's kitchen with stone bench tops, huge living/dining area with cathedral ceilings with bamboo floors, 3 queen bedrooms with media room/office plus a king bedroom with ensuite. The home has a lovely entry hall leading from the front door or alternately you can enter through a shopper's entrance from the double garage, the home also boasts solar efficient panels & fully reticulated gardens.

With both homes on offer and business opportunity this property is the complete package and would make an excellent subsidy to a superannuation or self-funded retiree. Both buildings are currently on one title, however 2 complete sets of services have been provided to facilitate a subdivision if required.

TITLE DETAILS:

- Lot 25, 87 Bussell Highway, West Busselton WA 6280
- Plan 017064, Vol 1736/Fol 263
- Zoning: Residential

PROPERTY LOCATION MAP



Disclaimer: All reasonable care has been taken in providing the information herein however no warranty or representation is made by the seller or Acton South West as to its accuracy. All information should be verified independently by interested parties who should also make all enquiries necessary to satisfy themselves in regard to all matters relating to the property and the offering of it for sale.