



Site 17, Lot 2 Bussell Highway, Usher



YOUR OWN LITTLE HAVEN IN BUNBURY VILLAGE

Site 17, Discovery Parks – Bunbury Village, Usher

Tucked into an established garden beneath a magnificent mature ficus tree, this Windsor park home feels remarkably private. The neighbours are presently set well apart, and the full-length enclosed annexe gives you room to live comfortably beyond the original van.

The home has been substantially renovated and presents as a welcoming place to settle in. Its secure annexe provides flexible extra living and storage space plus a laundry. The main kitchen/living and bedroom are serviced by a brand new split-system air conditioner for year-round comfort. Running alongside the annexe is a full-length carport, currently used for both covered parking and an undercover alfresco area. Approximately 47 m² of enclosed space, plus 30 m² of covered carport/patio, approximately 77 m² under roof.

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Price Offers Over \$65,000

Property Type Residential

Property ID 1550

AGENT DETAILS

Matilda Downard - 0429960431

OFFICE DETAILS

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For someone ready to downsize, there is plenty to enjoy here: a practical home, a beautiful garden and space to sit outdoors, without taking on a conventional house and block. Discovery Parks – Bunbury Village is in Usher, conveniently placed for Bunbury's medical services, shops and coastline. The park has a pool and communal BBQ facilities, with use subject to park arrangements.

Important information for buyers

The sale is of the privately owned park home, annexe, carport and agreed inclusions **only; the land is not included**. The current site rent is advised by the seller as approx **\$190 per week**, with separately metered electricity and insurance additional.

The purchaser must supply a current police clearance and application to be considered for approval by Discovery Parks and enter into the applicable site-only agreement before taking possession. Park rules apply. The home is intended for owner occupation and cannot be sublet.

Contact Matilda Downard at Umbrella Realty for the park information pack and to arrange your inspection.

Umbrella Realty advises that no representations or warranties of any nature are given, intended or implied in this advertisement. Interested parties should rely on their own enquiries and inspection of the property.

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