

13 Montan Way, Binningup

Spacious Coastal Family Home in the Heart of Binningup




Welcome to this beautifully presented family home in the heart of Binningup. Combining space, style, and modern comfort, this 4-bedroom, 3-bathroom residence is perfect for relaxed family living and effortless entertaining. Light-filled open-plan living areas with high ceilings create a sense of space and elegance, while the generous outdoor alfresco provides the ideal spot for year-round gatherings.

The modern kitchen, complete with an island bench and abundant storage, flows seamlessly into the dining and living areas, making entertaining a breeze. A dedicated theatre room offers a cosy retreat for family movie nights or quiet downtime.

Set on a 618m² block with low-maintenance gardens, including an artificial lawn in the backyard, this home combines practicality with lifestyle. Just a short distance to the Binningup Beach, you can enjoy the perfect coastal lifestyle right on your doorstep.

Property Features Include:

- Spacious master with walk-in robe and ensuite with spa
- 3 additional bedrooms, all with built-in robes
- 2 modern bathrooms, one with a bath

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FOR SALE

Offers Over \$899,000

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- Open-plan living and dining areas designed for entertaining
- Theatre room for family movie nights
- Modern kitchen with island bench and ample storage
- Ducted air conditioning throughout
- Alfresco area with ceiling fan
- Large garage with lockable storage area
- Additional parking for three cars
- Large, secured side access for parking a large caravan or boat
- Low-maintenance gardens, including artificial lawn
- Close to Binningup Beach

- *Front lawn photo has been digitally edited for display and presentation purposes.***

This home is the perfect blend of coastal charm, modern comfort, and family-friendly design. Don't miss the opportunity to secure this exceptional property.

Contact Team Pat & Janine to arrange your private inspection.

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's 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	1995HND
Property Type	House
House Size	200 m2
Land Area	618 m2

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