

Sold



25 Angus Close, Bovell

A Bovell Beauty on 2,019m² - The Lifestyle You've Been Dreaming Of!

Discover this breathtaking 4 bedroom, 2 bathroom family haven set on an expansive 2,019m². Perfectly positioned just minutes from central Busselton, this property delivers the space, lifestyle and quality that buyers dream of.

Step inside and immediately feel the warmth of high timber raked ceilings, where natural light floods the open plan living zones, creating an inviting sense of openness. The chef's kitchen is the heart of the home, complete with abundant bench space, plenty of storage, breakfast bar and quality appliances - all overlooking the lounge area, making family gatherings and entertaining an absolute pleasure.

Separated by a wide hallway & at the other end of the home, you'll find an additional light filled lounge and dining zone, ideal as a retreat for parents or a spacious activity area. This wing features reverse cycle air conditioning and overhead fans to ensure comfort year round.

All bedrooms are equipped with overhead fans, and the thoughtful layout includes a separate laundry with a third toilet - a convenient

4 2 6

FOR SALE

Offers

AGENTS

Garry Morris

0417 964 823

garry.morris@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

LJ Hooker

bonus for families and entertainers alike.

Outdoors is where this property truly shines. Enjoy summers by the stunning pool, accompanied by an undercover outdoor entertaining area, perfect for long lunches, evening dinners and celebrations with friends. The immaculate gardens complete the resort style feel, creating a private, tranquil sanctuary. With newly installed solar panels, your home stays bright and your energy bills stay low.

Vehicle storage and workspace are exceptional, with an oversize garage offering space for multiple cars and extras, plus a huge powered shed ideal for your caravan, boat or hobby setup. This block provides all the space you could ever want - without sacrificing proximity to town.

With quality floorboards, exceptional presentation and a layout tailored for both relaxation and entertaining, this is truly an entertainer's delight and the perfect family home.

Step into a life filled with space, style and sunshine. At 25 Angus Close, Bovell the lifestyle you've always imagined is finally within reach.

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 sellers 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

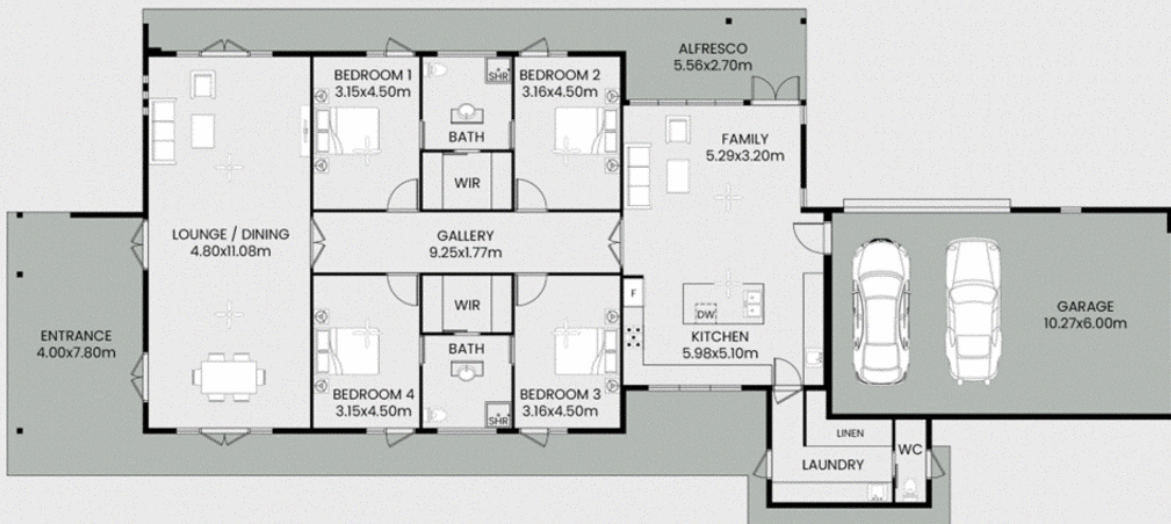
Property ID	199WHND
Property Type	House
House Size	229 m2
Land Area	2019 m2
Including	Air Conditioning Toilets (3) Pool Spa Deck Outdoor Entertaining Floorboards Built-in-Robes Remote Garage Solar Panels Liveability

Garry Morris 0417 964 823
Licensed Sales Agent - Dunsborough |
garry.morris@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



25 Angus Close, Bovell



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**

