

## Bunbury, 18 Sampson Road

Your Dream Home in the Heart of Bunbury Awaits!

Searching for a rare gem in the Bunbury real estate market? This well-sized 3-bedroom, 2-bathroom home with an impressive shed, ample parking for your boat or caravan, and just a short walk to all amenities might just be the answer you're looking for! This stunning property blends 1930s heritage charm with modern style, offering surprises at every turn.

Originally built in 1935, this double-brick home features beautiful jarrah flooring and ornate ceiling roses that have been thoughtfully restored by a boutique home builder. The home's high ceilings add to its airy, spacious feel, while the rear north-facing addition boasts a dramatic skillion roof that soars to 3.6m at its peak.

From the American Craftsman-inspired facade to the high end finishes at the rear, this home seamlessly transitions between styles, offering character and contemporary comfort. The large garden views, uPVC double-glazed windows, plantation shutters, and extensive insulation upgrades ensure a quiet, cosy, and energy-efficient lifestyle.



**Disclaimer:** 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.



**For Sale**  
Guiding low \$1M's

**View**  
[ljhooker.com.au/173HHND](http://ljhooker.com.au/173HHND)

**Contact**  
**Simon Bushell**  
0411 929 198  
[simon.bushell@ljsouthwest.com.au](mailto:simon.bushell@ljsouthwest.com.au)

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

## Features You'll Love

### Living Spaces:

- The bright and airy living room features heritage details, an exposed brick fireplace repurposed as an entertainment nook, and custom built-in storage. The polished jarrah floors have been finished with a satin polyurethane coating.
- A custom barn door leads to a hallway with photo display rails and a pull-down attic ladder for additional storage access.

### Bedrooms and Bathrooms:

- The spacious master bedroom includes built-in wardrobes and a custom-built full length bedhead. The ensuite bathroom features a double shower with a stunning Italian tile mural, a 1200mm vanity, heated towel rails, and an enclosed toilet.
- The second bedroom introduces a raised deck suitable for a queen bed.
- The third bedroom includes a built-in wardrobe, desk, bookcase, and room for a single bed.
- The main bathroom features imported Italian mosaic tiles, a double shower, a 1200mm vanity, and tall storage cabinets.

### Open-Plan Living and Kitchen:

- The rear of the home opens to a spacious kitchen, living, and dining area with honed concrete floors and high raked ceilings. Clerestory windows flood the space with natural light.
- The modern kitchen is equipped with stainless steel appliances, an 800mm induction cooktop, ample bench space, and a stylish splashback. A large walk-in pantry and an office nook complete the area.
- Double-glazed sliding doors lead to the covered alfresco, which includes an outdoor sink, benchtop, BBQ cupboard, and fridge recess.

### Outdoor Living and Storage

- Impressive Shed: A 9m x 6.7m powered shed offers 6.5m x 6.5m of ground-floor space with 2.75m clearance, plus a mezzanine deck for additional storage.
- Landscaping: The gardens are beautifully maintained, with lush buffalo lawns, screening trees, and plenty of space for kids to play.
- Solar System: A recently installed 6.6kW solar panel system with a 5kW inverter ensures energy efficiency and is battery-compatible.

### Parking and Accessibility

The property boasts a concrete driveway with parking for six cars, including two spaces under a partially enclosed carport. An old jarrah barn door salvaged from the property conceals a 3m garden shed for all your tools and equipment.

This one-of-a-kind home, combining heritage charm and modern convenience, is a rare find in Bunbury. Contact Simon Bushell today on 0411 929 198 to arrange a viewing and make it yours!"

Council Rates - \$2,883.60

Water Rates - \$1,281.53



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## More About this Property

Property ID	173HHND
Property Type	House
Land Area	680 m2

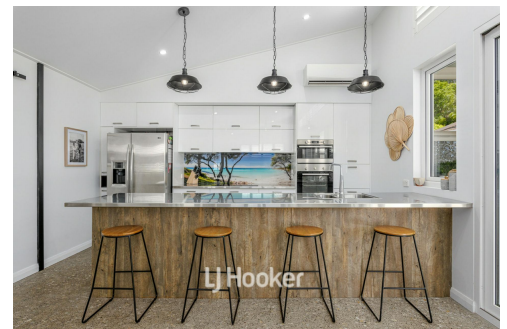
**Simon Bushell 0411 929 198**

Sales Consultant | [simon.bushell@ljhsouthwest.com.au](mailto:simon.bushell@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



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