

Bunbury, 25 Picton Crescent

A Once Only Opportunity



For Sale
Please Call

View
ljhooker.com.au/153NHND

Contact
Brent Spooner
0417 002 082
brent.spooner@ljhsouthwest.com.au

Denby Lynn
0447 002 495
denby.lynn@ljhsouthwest.com.au

** Listing Update - Selling House Only - 745m2**

** Rear Block available to Buy - Tuart Street 559m2 - Contact Brent Spooner for more information**

A once-in-a-lifetime opportunity to secure one of Bunbury's most magnificent homes. Elevated on a large, double block on Picton Crescent with sweeping views of the hills, Koombana Bay and coast, this is truly a forever home that will not come up again. Located centrally with the town centre and beach just a short walk away, this four to five bedroom, two and a half bathroom home was built to an exceptional level of care.

Through the private front garden gate, a magnificent Marri lined cathedral portico welcomes you and runs through into the home entrance, featuring a David Trubridge pendant, a staircase of locally sourced Jarrah and a glimpse of the view to come. The flowing living areas of the home feature locally sourced Marri floors and double Jarrah doors opening from all rooms onto a large timber veranda making the most of the view.



LJ Hooker Property South West WA
(08) 9791 6880

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.

The generous kitchen includes a Jarrah table top bench with stools, stone benchtops and a spacious scullery/butlers' pantry with a second sink and a secluded second access through to the laundry. Amazing views to the east are enjoyed from the kitchen, dining area and living room which features a limestone fireplace and an artisan built jarrah entertainment unit that is pre-wired for smart TV and sound. An additional room flooded with northern light meets the dining area and can be completely opened to extend this space for larger gatherings or separated as a playroom, library, sitting room or other. Glazed and timber panelled bi-fold doors offer complete or partial separation for this space or can be opened and folded back entirely.

The ground floor is completed by three spacious bedrooms each with private garden views, a bathroom and a separate toilet and this wing can be easily closed from the main house for privacy or quiet. A store-room next to the staircase surprises with the extent of shelved space and a hidden under-stairs hatch offering more storage space. The room includes a concealed lift to the first floor, while full access to the store-room is retained. Added in 2022, the lift enables all ages of a family to enjoy full access to the home. There is also an additional guest powder room to this area.

The upper floor includes a master bedroom and sitting room with incredible views to the east and north taking in the large lower garden, hills, Koombana Bay and coast, both with double doors opening onto a grand timber veranda. There is a private study, nursery or fifth bedroom on the western side with its own private balcony. The upper floor is completed by a walk-in-robe, bathroom and separate toilet. The home has high ceilings throughout and ducted air-conditioning.

The entire property is serviced by a bore that has been maintained.

Built in 2009 by Gage Road Constructions and positioned on 754m², this bespoke home has a timeless, classic design that carries across eras and a welcoming, peaceful feel. This is a very rare opportunity that will not be seen again.

For more information, contact Brent Spooner today on 0417 002 082!

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 About this Property

Property ID	153NHND
Property Type	House
Land Area	754 m ²

Brent Spooner 0417 002 082

Principal / Licensee | brent.spooner@ljhsouthwest.com.au

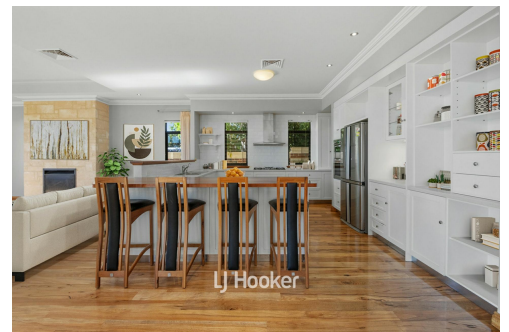
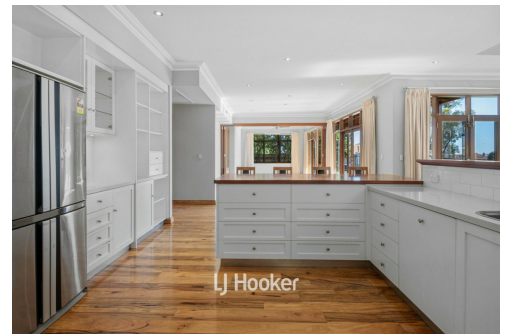
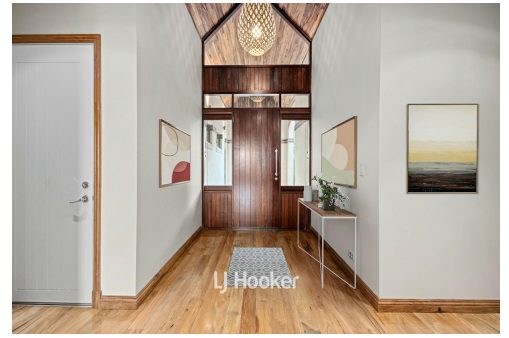
Denby Lynn 0447 002 495

Sales Consultant | denby.lynn@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



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.

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

25 Picton Crescent, Bunbury



FIRST FLOOR PLAN



GROUND FLOOR PLAN



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



LJ Hooker Property South West WA
(08) 9791 6880

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.