



4 Fraser Street, Bunbury

The Best of Bunbury at Your Door

Positioned in the highly sought-after Marlston Hill precinct, this beautifully presented two-storey residence puts you right where you want to be. With Back Beach just 220m away and Bunbury's cafés, restaurants, entertainment, and waterfront paths all close by, an enviable coastal lifestyle is right outside your door.

Step inside and you're welcomed by a warm, stylish interior where soft neutral tones and wood-look flooring create an inviting sense of comfort. At the heart of the home, the well-appointed kitchen combines stone benchtops, ample storage, and a breakfast bar, creating a practical space that is equally suited to everyday living and entertaining.

Upstairs, the generous living spaces extend onto a large secure balcony, offering the perfect place to relax, entertain and enjoy elevated city views. The spacious master suite features its own ensuite, spa, and dual vanities, while the additional two bedrooms provide plenty of room for family or guests.

Outside, the property offers excellent entertaining and storage options, with a large shed, double garage, secure gated entry, and

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FOR SALE
Offers Over \$1,450,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

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low-maintenance outdoor areas. The existing rear area, including the established dividing wall, also presents an exciting opportunity to explore the potential for an additional dwelling, subject to council approval and all relevant planning requirements.

Features Include:

- Modern fae with gated entry
- Three bedrooms, two bathrooms
- Built-in mirrored sliding robes to all bedrooms
- Spacious master with ensuite, spa & dual vanities
- Stylish kitchen with stone benchtops & breakfast bar
- Neutral tones & wood-look flooring
- Upstairs features lounge, third bedroom/office and balcony for entertaining
- Ducted air conditioning & ceiling fans
- Outdoor entertaining area with artificial turf
- Double garage & large double door shed
- Solar panels
- R100 Regional Centre zoning
- Rear area with established dividing wall, offering potential for an additional dwelling, subject to council approval

With the beach, dining, coffee, and entertainment all within easy reach, this is a wonderful opportunity to secure a stylish and comfortable home in one of Bunbury's most desirable coastal locations.

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	1B7NHND
Property Type	House
Land Area	465 m2

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