



4 Brooksy Place, Burekup

Peaceful Living with Space to Enjoy

Set in a quiet street in Burekup, this charming home sits on a generous block and offers a wonderful sense of space and privacy. The expansive backyard is a real highlight, featuring side access and an abundance of leafy established trees that create a peaceful, green outlook. The lounge is warmed by a cosy wood fire and flows through to a well sized kitchen and dining area, creating a comfortable and functional layout for everyday living.

Enjoy a peaceful rural country feel without sacrificing convenience, with Australind shops and amenities just minutes away. This property presents a versatile and appealing opportunity in a sought-after location.

FEATURES:

- Quiet street location in Burekup
- Large block with spacious backyard and leafy established trees
- Semi-modern kitchen including large fridge recess and built-in microwave recess, with adjoining dining area
- Comfortable lounge room with cosy wood fire
- Large linen cupboard & separate broom closet
- Evaporative air conditioning

3  1  1 

FOR SALE
From \$675,000

AGENTS

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AGENCY

LJ Hooker Property South West WA
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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**

- Security screens
- Side access to the rear yard
- Large lawn area ideal for kids, pets or entertaining
- Covered patio for outdoor living
- Garden shed for extra storage
- Additional ancillary lock-up storeroom for outdoor toys
- Peaceful rural feel just minutes from Australind & Eaton
- 550m to Burekup General Store*
- 850m to River Valley Primary School*
- 4km to Bunbury Outer Ring Road ramp- approximately 1 minute for smooth access north to Perth and south to Margaret River
- 10km to Treendale Shopping Centre*
- 13km to Eaton Fair Shopping Centre*
- 15km to Wellington National Park and Mt Lennard Mountain bike trails (for bushwalking, kayaking, mountain biking)*

Council Rates: \$2,275.97*

Water Rates: \$1,603.19*

Estimated weekly rental return of \$560 - \$580 per week*

Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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	19RXHND
Property Type	House
Land Area	908 m2

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