1 Balliol Court, College Grove

HOME OPEN CANCELLED

Sitting proudly on an elevated 1109m² block, this exceptional two-storey classic home combines timeless elegance with modern comfort. Behind its charming fae, you'll find 10-foot high ceilings, ornate cornices, polished timber floors, and stunning stained-glass windows that fill the interiors with warmth and character. The floorplan offers multiple living zones, including a front lounge, formal dining, and a spacious open living area that flows seamlessly to a modern country-style kitchen, the true heart of the home.

Blending period charm with thoughtful updates, the residence features a beautifully renovated ensuite and laundry, along with a country-style main bathroom complete with a claw foot bath. Outside, the appeal continues with a wide decked verandah overlooking tropical gardens and a sparkling pool surrounded by Donnybrook stone feature retaining and a relaxing gazebo. Completing this impressive property is a large undercroft garage and a versatile man cave, the perfect retreat for hobbies, relaxation, or entertaining.

A rare offering in College Grove, this remarkable home stands out for its timeless beauty, grand proportions, and tranquil setting, a true one-of-a-kind property that perfectly captures the charm of classic design with the comfort of modern living.

4 2 2

FOR SALE
Offers by 5pm 05/11/2025 if Not Sold Prior

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@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

Features:

- Elevated position with panoramic views to the north, south, and west
- Soaring 10-foot ceilings with ornate cornices and polished timber floors
- Front lounge, formal dining, and spacious open living area
- Modern country-style kitchen
- Renovated contemporary ensuite & laundry
- Country-style main bathroom with claw foot bath
- Ducted reverse-cycle air conditioning for year-round comfort
- Stunning stained-glass windows and plantation shutters
- Decked verandah, tropical-style gardens with under-deck storage
- Below ground Pool surrounded with Donnybrook stone feature retaining, tropical-style gardens and relaxing gazebo
- Solar panels, security system, and roller shutters to front rooms
- Large undercroft garage with man cave
- Retractable carport awning

Council Rates: $3,370.19*
Water Rates: $1,313.53*
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!

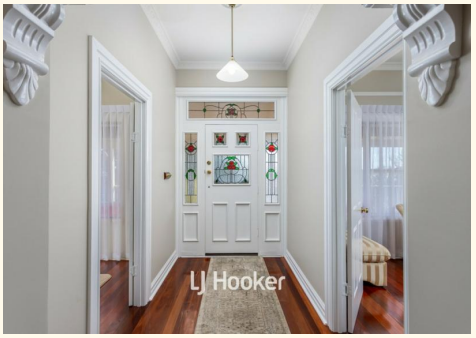
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

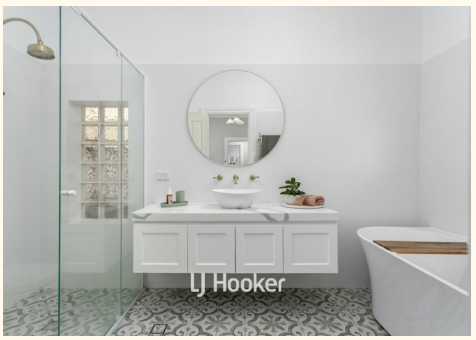
MORE DETAILS

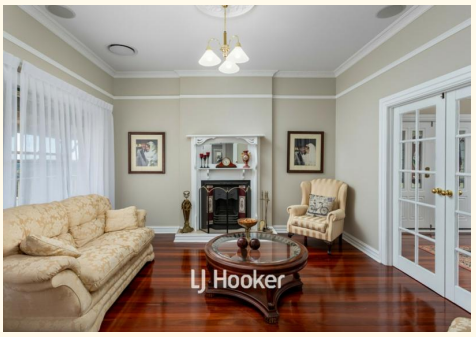
Property ID	18UPHND
Property Type	House
Land Area	1109 m2

James O'Neill 0451 309 029
Licensed Sales Agent â€“ Bunbury |
james.oneill@ljhsouthwest.com.au
Milan Kokir 0403 597 101
Associate to James Oâ€™Neill â€“ Bunbury |
milan.kokir@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







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