



16 Hertford Elbow, College Grove

## Spacious Family Home with Theatre, Workshop & Outdoor Entertaining

This spacious home offers a practical layout designed for comfortable everyday living. At the heart of the home is the open-plan kitchen and meals area, flowing through to a welcoming family room, while a separate activity area or home office provides flexibility for work, study, or relaxation. A generous theatre room creates the perfect setting for movie nights or entertaining, making it a great home for families who appreciate multiple living spaces.

Step outside and enjoy a fantastic outdoor setup designed for entertaining and lifestyle. A huge 14m paved patio provides the ideal space for BBQs and gatherings, while the property also features an 8 x 3.5m gable-roof workshop ideal for hobbies or storage. Set on a spacious block with low-maintenance landscaping and located just minutes from Bunbury Back Beach, the CBD, Bunbury Health Campus, the University and TAFE, and local sporting facilities.

Currently tenanted at \$650 per week until the end of April 2026, this property presents a fantastic investment opportunity while also offering the option for owner-occupiers to move in once the lease

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### FOR SALE

Offers Over \$749,000

### VIEW

Tue 7th Apr @ 5:00PM - 5:30PM

### AGENTS

James O'Neill  
0451 309 029  
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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.



expires.

Features:

- Solid double-brick construction
- Four generously sized bedrooms
- Open-plan kitchen and meals area
- Family room plus a versatile activity space or home office
- 6 x 4m theatre room - ideal for movie nights
- 14m paved patio - perfect for BBQs and outdoor entertaining
- 8 x 3.5m gable-roof workshop - ideal for hobbies or extra storage
- Spacious backyard with easy-care landscaping
- Securely leased at \$650 per week until April 2026, offering immediate rental income and future flexibility
- Approximately 1.6km to South West Regional Tafe & Edith Cowan University\*
- Approximately 2km to Bunbury Hospital\*
- Approximately 2.9km to South West Sport Centre and playing fields\*

Council Rates: \$2,818.49\*  
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   | 1A2QHND |
| Property Type | House   |
| Land Area     | 665 m2  |

**James O'Neill 0451 309 029**

Licensed Sales Agent â€“ Bunbury |  
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**Milan Kokir 0403 597 101**

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