



2 Christchurch Place, College Grove

4x2 Family Home with Powered Workshop & Side Access

Welcome to this spacious and beautifully presented 4-bedroom, 2-bathroom home in the sought-after suburb of College Grove. At the heart of the home is a stylish, modern kitchen that seamlessly connects to the main living areas, perfect for both everyday family living and effortless entertaining. The open-plan living area is complemented by a striking high ceiling, enhancing the sense of space while inviting in natural light and helping maintain a cool, airy environment throughout the warmer months.

Elegant timber flooring flows throughout the home, leading to four generously sized bedrooms, each fitted with built-in robes to provide ample storage for the whole family.

Step outside to a covered patio, ideal for year-round entertaining or relaxed weekend barbecues. For those in need of extra space, this property truly stands out, featuring a huge powered workshop and shed, as well as an additional garden shed. A remote-controlled side access gate offers secure entry, with room to accommodate two vehicles safely behind the gate, plus a third under cover.

Additional features include:

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.

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FOR SALE

Offers Over \$749,000

VIEW

Sat 4th Apr @ 9:30AM - 10:00AM

AGENTS

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LJ Hooker Property South West WA

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 **LJ Hooker**

- Separate front lounge, perfect as a quiet retreat or additional living space
- Home Study
- Large powered shed and workshop, plus an additional garden shed for extra storage
- Reticulated gardens
- Secure automatic side access
- House alarm system and remote access cameras and the security on the windows and doors
- Split system air conditioning to main living areas for year-round comfort
- Central woodfire heater, creating a warm and inviting focal point
- Ceiling fans fitted to two of the four bedrooms for added comfort

Location highlights:

Perfectly positioned in the sought-after suburb of College Grove, this home offers exceptional convenience for families, students, and professionals alike. Shopping and dining options are just moments away at Parks Centre Shopping Centre, which also features a range of nearby medical centres and essential services.

Bunbury Hospital is only a short drive away, providing added peace of mind. A variety of quality education options are also within easy reach, including South Regional TAFE, Manea Senior College, and Edith Cowan University.

Surrounded by parks, walking trails, and sporting facilities, this location delivers the perfect balance of lifestyle and convenience.

Combining space, versatility, and a fantastic location, this property presents an exceptional opportunity for growing families, savvy investors, or those who love to entertain.

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. 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	1A5VHND
Property Type	House
Land Area	661 m2
Including	Toilets (2)

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