

## College Grove, 2 Regents Place

This is it!

This is it! Located on a cul-de-sac street in leafy green College Grove, privacy amongst nature is a key feature of this large home boasting 5 bedrooms and 2 bathrooms over 2 split levels on a generous 765m2 block. Enjoy tree top views over the neighbourhood from the home's kitchen and dining area which features a wood fireplace and ducted air conditioning throughout the top level.

The majority of the property has established privacy hedging which produces kilos of Lilly pilly berries for wildlife and jam. The private front yard is fully fenced, hedged and features a large elevated entertainer's deck with glass stacker doors which open up into the front lounge room for indoor-outdoor living.

Upstairs features the main bedroom with large dressing room and open ensuite, whilst the 2

4 2 2

### For Sale

Offers From \$599,000

### View

[ljhooker.com.au/156RHND](http://ljhooker.com.au/156RHND)

### Contact

#### Daniel White

0429 086 856

[daniel.white@ljhsouthwest.com.au](mailto:daniel.white@ljhsouthwest.com.au)

#### Rebecca Maskell

0437 085 992

[rebecca.maskell@ljhsouthwest.com.au](mailto:rebecca.maskell@ljhsouthwest.com.au)



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** 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.

other upstairs bedrooms have single built-in robes and offer views of sunset colours to the west each evening.

Downstairs there are 3 large multipurpose rooms, currently being utilised as bedrooms and a second living room.

Other numerous features of this unique property are:

Woodshed fully stocked with 3 tonne of firewood for next winter, new lighting, security mesh  
screen doors, night vision security cameras, under stair storage nook, vegetable gardens, 1  
undercover car space, 1 undercover space for a boat or trailer, a 3.5m x 3.5m shed, large back patio with in-built cabinetry, cubby house & trampoline.

Located within close proximity to Bunbury Hospital, Edith Cowan University, Southwest Sports Centre, shopping centres, schools and a 5 minute drive to Bunbury's beaches and CBD.

This home is perfect for:

\*large families

\*work from home professionals with visiting clientele such as hairdressers, massage therapists  
and consultants due to large multipurpose rooms with external glass sliding doors

\*investors due to low maintenance and high rental income

For more information or to view, contact Daniel White at LJ Hooker on 0429 086 856.

Driving distances

Bunbury Hospital — 1.8km\*

Edith Cowan University — 2.3km\*

South West Regional College - 2.3km\*

Southwest Sports Centre — 2.4km\*

Parks Centre Shopping Centre — 2.7km\*

Dalyellup Shopping Centre — 3.4km\*



**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**Disclaimer:** 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.



## More About this Property

**Property ID** 156RHND

**Property Type** House

**House Size** 299 m<sup>2</sup>

**Land Area** 766 m<sup>2</sup>

### Daniel White

Sales Consultant | [daniel.white@ljhsouthwest.com.au](mailto:daniel.white@ljhsouthwest.com.au)

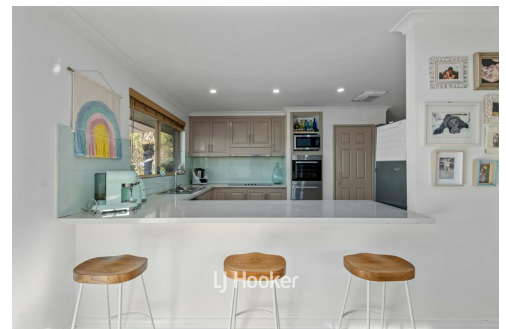
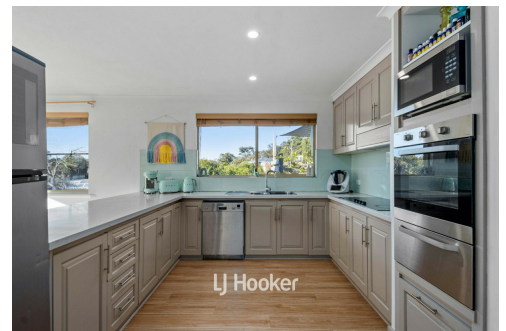
### Rebecca Maskell

Sales Consultant | [rebecca.maskell@ljhsouthwest.com.au](mailto:rebecca.maskell@ljhsouthwest.com.au)

### LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**Disclaimer:** 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 Property South West WA  
(08) 9791 6880**