



9 Sunburst Grove, Collie

## Modern Comfort Meets Family Living

Welcome to 9 Sunburst Grove, a well maintained 2015-built brick and iron home that combines contemporary comfort with practical family living. From the moment you arrive, you'll appreciate the thoughtful design, spacious layout, and neutral finishes that make this home both stylish and functional.

Set on a generous block with convenient side access, this home is perfectly suited for growing families, first-home buyers or anyone looking to enjoy a modern, low-maintenance lifestyle in a quiet, family-friendly location. The well-designed floorplan offers multiple living zones, generous-sized bedrooms and plenty of room to entertain, relax or work from home.

With its move-in ready condition, modern inclusions, and family-focused layout, this home truly caters to a wide range of buyers. Whether you're looking to upsize, settle into your first home, or simply enjoy more space and comfort, 9 Sunburst Grove delivers on every level —offering the ideal blend of quality, convenience and lifestyle.

### WHY BUY ME:

- Kitchen with walk-in pantry, new drawers, dishwasher, under-

4 2 2

**FOR SALE**  
\$625,000

### AGENTS

Mitch Davidson  
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Emily Chappell  
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### 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.

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- bench electric oven and cooktop
- Open plan family and dining area with wood fire, curtains and vinyl plank flooring
- Separate theatre room with curtains and carpet underfoot
- Study nook with downlights and vinyl plank flooring
- Large laundry with ample bench space, built in cupboards, single wash trough and separate W/C
- Master bedroom with walk in robe, curtains and carpet underfoot
- Ensuite with vanity, shower, W/C and heating light
- Three minor size bedrooms all with built in robes and carpet underfoot
- Main bathroom with vanity, shower and bath
- Reverse cycle ducted air conditioning throughout
- Venetian blinds throughout
- Outdoor patio area with adjoining alfresco area
- Gas hot water system
- Convenient side access
- Raised vegetable gardens
- Security cameras

Don't miss your chance to make this fantastic property yours —get in touch with Mitch on 0408 910 337 or Emily on 0447 340 344 to book an inspection today!

Land Rates: Approx \$2522.04 p.a.  
 Water Rates: Approx \$2522.04 p.a.  
 Block Size: 815m<sup>2</sup>  
 Zoning: R15  
 Year Built: 2015

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	18AWHND
Property Type	House
House Size	177 m <sup>2</sup>
Land Area	815 m <sup>2</sup>
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

### Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |  
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### Emily Chappell 0447 340 344

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