







16 Bird Wood Lane, Cowaramup

# The almost secret Cowaramup location!

If you're looking for a home that offers convenience, privacy and a great outdoor lifestyle, you have found it! Positioned in a quiet cul-de-sac, just a hop skip and a jump from the centre of Cowaramup, you're close to the local shops, cafés and everyday amenities, while still enjoying a private setting surrounded by established native trees.

The home offers four bedrooms and two bathrooms, making it a practical option for families, couples or those wanting extra space for guests.

Outside is where this property really comes into its own, with the pizza oven area creating a great space for entertaining family and friends or simply enjoying a quiet evening at home. There's also potential to explore additional uses for the property, such as a studio, shed or granny flat, subject to the relevant planning and approval requirements.

The real appeal here is the combination of location and privacy. You're close to everything Cowaramup has to offer, but tucked away in a setting that feels peaceful and connected to nature.

4 2 2

**FOR SALE**
Best offer over $1,525,000

**VIEW**
Sat 21st Nov @ 4:00PM - 5:00PM

**AGENTS**
Mark Murray
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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.

If that's the kind of lifestyle you're looking for so book the inspection now.

## MORE DETAILS

| | |
|---|---|
| Property ID | 1BQ1HND |
| Property Type | House |
| Land Area | 2454 m2 |
| Including | Ensuite |
| | Toilets (2) |

**Mark Murray 0427 030 301**
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**TOTAL: 151 m2**

EXCLUDED AREAS: GARAGE: 32 m2, PORCH: 3 m2, COVERED PATIO: 30 m2, WALLS: 15 m2

Floor plans are intended to give a general indication of the layout only. All images and dimensions are approximate only and not intended to form part any contract.

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