

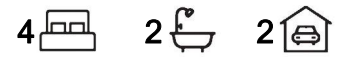
Dardanup, 4 Clearys Road

Endless Potential on 2,028sqm —Family Comfort, Space to Grow & Subdivision Potential in Prime Dardanup Location

Set on a massive 2,028sqm block with subdivision potential (subject to Council approval), this spacious 4-bedroom, 2-bathroom residence offers the perfect blend of lifestyle, functionality, and future value in the heart of Dardanup. Whether you're looking to nest, invest or develop, this property presents a rare opportunity in a thriving community just 15 minutes from Bunbury CBD.

The sturdy brick and concrete construction, complete with new gutters the whole way around the residence, fresh internal painting and new kitchen appliances are sure to guarantee ongoing enjoyment of an amazing home.

Inside, the home features polished parquet flooring, a large separate lounge complete with a slow combustion wood fireplace, an open-plan dining area and a versatile study or



For Sale
Please Call

View
ljhooker.com.au/189AHND

Contact
Simon Bushell
0411 929 198
simon.bushell@ljsouthwest.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.

nursery off the primary bedroom. The main suite includes a private ensuite, while the remaining bedrooms are generously sized and serviced by a central bathroom complete with large spa bath to relax in or bathe the children.

Outdoors is equally impressive, with a below-ground swimming pool, expansive rear patio for entertaining, a powered workshop, and a double carport under the main roof. Side access on both sides provides space for trailers, boats or future expansion, enhancing the property's development potential.

Located within walking distance to the Dardanup Tavern, post office, general store, and both public and private primary schools, with bus services to high schools nearby, this home delivers a true country lifestyle with urban convenience.

Key Features:

- 2,028sqm block with subdivision potential (STCA)
- 4 bedrooms, 2 bathrooms, plus study/nursery
- Parquetry flooring
- Separate lounge
- Ducted evaporative air-conditioning
- Double carport under the main roof
- Below ground swimming pool, powered workshop
- Expansive rear patio, dual side access
- Walk to schools, shops, tavern, and transport
- Only 15 minutes to Bunbury CBD

This is your chance to secure space, comfort, and future opportunity in a highly sought-after location. Contact exclusive listing agent Simon Bushell on 0411 929 198 today to secure your viewing.

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 seller's 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 About this Property

Property ID	189AHND
Property Type	House
Land Area	2028 m2

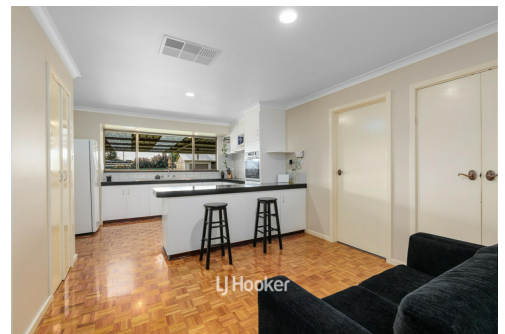
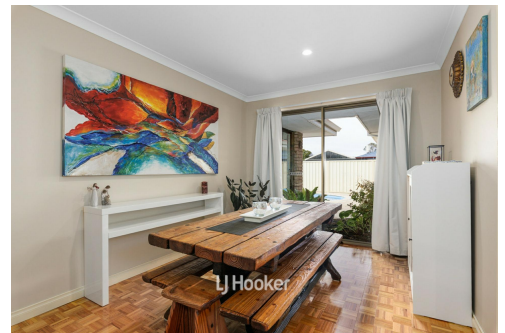
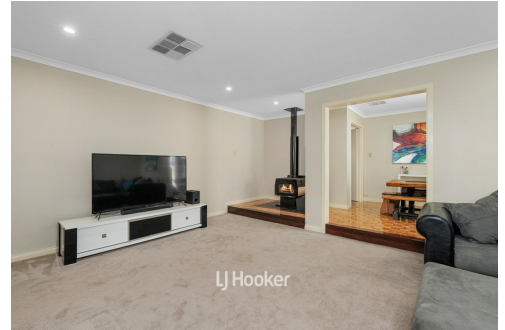
Simon Bushell 0411 929 198

Sales Consultant | simon.bushell@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | 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**



Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.