

31 Trigwell Street, Donnybrook

Character, Charm & Space on a Generous Block

Welcome to 31 Trigwell Street, Donnybrook, a charming north-facing character cottage offering warmth, timeless appeal and plenty of space on a generous block in the heart of Donnybrook. From the moment you arrive you'll be drawn to the beautiful established gardens, spacious front yard and inviting front porch with views.

Inside, the home showcases high ceilings and beautiful jarrah floorboards throughout while the front lounge provides a cosy retreat with split-system air conditioning and a wood fireplace. For year-round comfort enjoy the new ducted evaporative air conditioning to the lounge, kitchen and two of the bedrooms. Ceiling fans in lounge and three bedrooms. The spacious kitchen is well equipped with a new Bosch oven and cooktop, dishwasher, ample bench and cupboard space, and a lovely window overlooking the fig and almond trees. Three generously sized bedrooms include a spacious master with large built-in wardrobes and a smaller studio/fourth bedroom. The well-sized bathroom, separate laundry and rear sitting area or sleep-out add to the home's practicality and flexibility.

Step outside and discover a wonderful outdoor lifestyle, with a large patio entertaining area perfect for weekend barbecues and gatherings

4 1 2

FOR SALE
$635,000

VIEW
By Appointment

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

LJ Hooker

with family and friends. The spacious backyard features established gardens, fruit trees and a veggie patch, ideal for those who enjoy gardening and growing their own fresh produce. Additional features include garden sheds, a chook run, rainwater tank and convenient side access. Ideally positioned close to local parks, sporting ovals, schools and town amenities, this delightful cottage offers a wonderful combination of character, comfort and outdoor space.

Property Features
- North-facing character cottage with front porch and views
- Four bedrooms, one bathroom and two-car accommodation
- High ceilings and jarrah floorboards throughout
- New ducted evaporative air conditioning
- Front lounge with split-system air conditioning and wood fireplace
- Spacious kitchen with new Bosch oven and cooktop, dishwasher and ample storage
- Generous master bedroom with built-in wardrobes and bedroom ceiling fans
- Rear sitting area/sleep-out with double sliding doors overlooking the patio and backyard.
- Large patio entertaining area
- Established gardens, fruit trees and veggie patch
- Rainwater tank, garden sheds and chook run
- Convenient side access
- Close to local parks, ovals and schools

Whether you're searching for your first home, a family property with room to grow or a character-filled cottage with space for gardening, entertaining and enjoying a relaxed lifestyle, this delightful Donnybrook home is well worth your inspection.

Council Rates: $2,464.00*
Water Rates: $296.90
Approximate only *

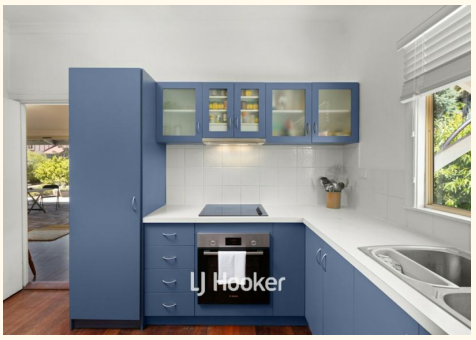
Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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

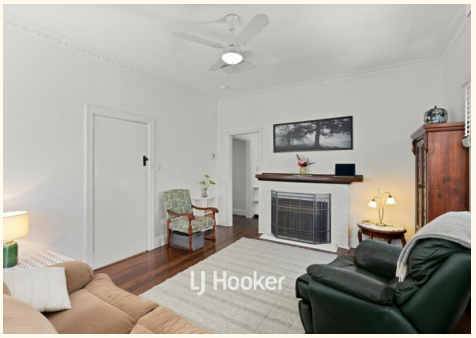
MORE DETAILS

Property ID	1BPPHND
Property Type	House
Land Area	911 m2











James O'Neill 0451 309 029
Licensed Real Estate Agent | james.oneill@ljhsouthwest.com.au
Milan Kokir 0403 597 101
Sales Consultant â€“ Bunbury | milan.kokir@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

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