

## Glen Iris, 1 Protea Pass

All Offers by 4pm Thursday 27th Feb 2025

This well-maintained four-bedroom, two-bathroom home is situated on a large 684m<sup>2</sup> block the growing suburb of Glen Iris.

Step into the open plan living space that flows seamless, featuring larges windows that allow natural light to beam throughout.

Additionally, the three minor bedrooms are well sized and offer the perfect blend of comfort for the children or guest to unwind in.

Glen Iris is an ideal choice for buyers seeking an affordable home in a convenient location, being only moments the Bunbury Farmers Market and a short drive to Bunbury Forum Shopping Centre.

Step outside the beautiful outside alfresco area with the through garage option that leads



**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.



**For Sale**  
Offers Over \$569,000

**View**  
[ljhooker.com.au/178AHND](http://ljhooker.com.au/178AHND)

**Contact**  
**Steve Germon**  
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**Danny Germon**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

down to the huge back shed, perfect space to store all the outdoor toys!

Positioned on 684m2, and built in 1999, features include:

- 4 Bed, 2 Bath
- Open Plan living
- Built in robes
- Featuring Large windows
- Ceiling Fans throughout
- Reverse Cycle air conditioning
- Wood fire heating —Main living
- Double car Garage - through access
- Large powered shed/workshop

Shire Rates \$2,678.71 approx.

Water Rates \$1,281.53 Approx

Whether you are looking for your first home or to grow your property portfolio and invest, this property offers it all! Contact Steve Germon on 0417 950 949 or Danny Germon on 0418 670 014.

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

<b>Property ID</b>	178AHND
<b>Property Type</b>	House
<b>Land Area</b>	684 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Workshop Built-in-Robes Fully Fenced

**Steve Germon 0417 950 949**

Sales Consultant | [steve.germon@ljhsouthwest.com.au](mailto:steve.germon@ljhsouthwest.com.au)

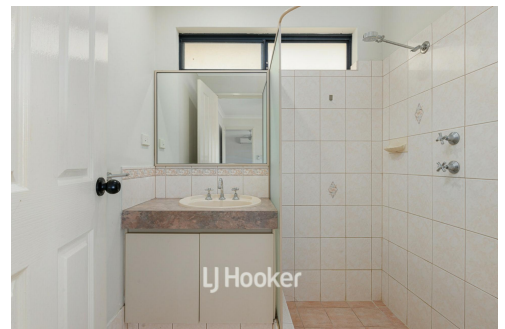
**Danny Germon 0418 670 014**

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