



7 Coen Close, Millbridge




A lifestyle of comfort, privacy, and natural beauty awaits.

Welcome to 7 Coen Close, Millbridge, a tranquil and beautifully presented home nestled in a quiet cul-de-sac on a spacious 1,006 sqm lot. Backing directly onto the serene Millars Creek nature reserve, this 2006-built residence offers an exceptional lifestyle for families, downsizers, or anyone seeking peace, comfort, and connection to nature.

Constructed with double brick walls and a Colorbond roof, the home is thoughtfully designed with both practicality and visual appeal in mind. Featuring three generous bedrooms, two bathrooms, and a dedicated study, the layout caters perfectly to family living or working from home.

The heart of the home showcases impressive raked ceilings in both the main living area and the primary bedroom, creating a sense of space, warmth, and architectural interest. Polished timber floors and soft carpet elevate the level of sophistication and comfort.

Multiple living zones add versatility, including a welcoming formal lounge complete with a gas fireplace, ideal for cosy evenings. The main living area comprises a generously sized kitchen with island

3  2  2 

FOR SALE
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bench and ample cupboard space, meals area and family room which overlooks the external surrounds.

Comfort is assured year-round with split-system air-conditioning and ceiling fans throughout. Environmentally conscious buyers will appreciate the solar power system and solar hot water, keeping energy costs low.

Stepping outside, a private rear patio fitted with café blinds offers the perfect space for alfresco dining or relaxation while enjoying the natural surrounds. The beautifully landscaped gardens add to the home's peaceful, established feel.

Practical features include a double garage under the main roof, ample driveway parking, and direct access to stunning walking paths along Millars Creek-right at your back fence.

Location and lifestyle benefits are exceptional. Residents enjoy proximity to Eaton Fair Shopping Centre, local schools, parks, and recreational facilities, with easy access to major transport routes connecting to Bunbury and surrounding areas. Enjoy a community-focused neighbourhood while still being close to everyday conveniences.

With its quiet cul-de-sac position, modern comforts, and leafy reserve backdrop, 7 Coen Close presents a rare opportunity to secure a quality home in one of Millbridge's most sought-after pockets.

Contact Simon Bushell on 0411 929 198 today to arrange your viewing and make this magnificent home your own!

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	1968HND
Property Type	House
Land Area	1006 m2

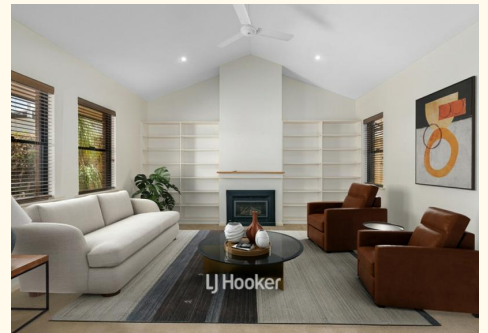
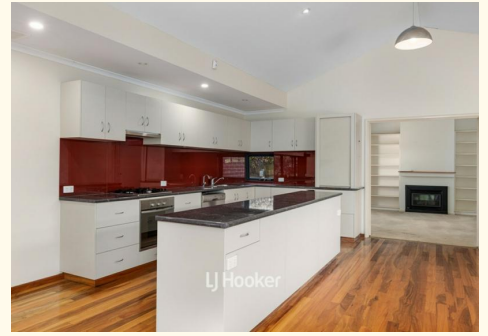
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only