



9 Eleanor Way, Millbridge

Low-Maintenance Living with Space to Entertain

If you're looking for a home that offers space, practicality and easy-care living, 9 Eleanor Way in Millbridge is one you won't want to overlook. This four-bedroom, two-bathroom home offers a fantastic combination of open-plan living, great storage and a seriously low-maintenance backyard, all ready for its next owner.

From the moment you arrive, you'll appreciate the home's neat street appeal, with a double driveway providing plenty of parking and the added bonus of side access running all the way through to the rear of the property. The rear is almost completely concreted, creating an enormous hardstand area that is ready to put to work. Whether you need somewhere for a boat, caravan, trailer or extra vehicles, the space is already there and for the kids, there's plenty of room to make their own little racetrack!

Step inside and the master bedroom is positioned at the front of the home, offering a generous space with a long walk-in robe and private ensuite. Moving through the home, you'll find the separate theatre room, giving you a dedicated space for movie nights, relaxing or entertaining. The open-plan kitchen, dining and living area creates a fantastic central space for everyday life, with the kitchen overlooking it

4 2 2

FOR SALE

Offers Over \$749,000

VIEW

Sun 27th Sep @ 10:00AM - 10:30AM

AGENTS

Danny Germon

0418 670 014

danny.germon@ljhsouthwest.com.au

Steve Germon

0417 950 949

steve.germon@ljhsouthwest.com.au

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.



all so you're never too far from the action.

Step outside and you'll find the alfresco area under the main roof, overlooking the incredibly low-maintenance backyard. With very little upkeep required, it's a space that gives you more time to actually enjoy your home rather than spend your weekends maintaining it.

Property Features:

- 4 bedrooms, 2 bathrooms
- Spacious master bedroom with walk-in robe and private ensuite
- Separate theatre room
- Open-plan kitchen, dining and living
- Kitchen features stone benchtops, overhead cabinetry, plenty of under-bench storage, 900mm appliances, a dishwasher and a large walk-in pantry
- Solar panels
- New hot water system
- Alfresco under the main roof
- Side access through to rear with extensive concrete hardstand, provides space for boat, caravan, trailer or additional vehicles
- Double lock-up garage
- Low-maintenance backyard

And of course, you're not just buying the home you're buying into Millbridge Estate, a popular family-friendly community surrounded by parks, walking trails and green open spaces. You're also within easy reach of schools, shops, cafés and everyday amenities, while Bunbury's wider range of retail, dining, beaches and entertainment is only a short drive away.

Whether you're a growing family looking for space, a buyer wanting plenty of parking and storage, or simply after a home that's ready to move straight into, 9 Eleanor Way offers the flexibility and practicality to make everyday living easy. Vacant, ready and waiting for its next chapter.

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers 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	1BF7HND
Property Type	House
House Size	184 m2
Land Area	636 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

Danny Germon 0418 670 014

Sales Consultant " Bunbury |
danny.germon@ljhsouthwest.com.au

Steve Germon 0417 950 949

Sales Consultant " Bunbury | steve.germon@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

