



## South Bunbury, 14 Cornell Crescent

### Entertaining Elegance!

Welcome to 14 Cornell Crescent! This exquisite property is a testament to a masterful design and meticulous renovation resulting in a stunning contemporary home which offers a luxurious living experience. Perfectly positioned, this residence offers the best of both worlds – a tranquil coastal retreat within 250m of the beach and the popular Big Swamp Reserve with the convenience of the City Centre within 1.5kms.

Constructed of rendered brick veneer and colorbond, this elevated coastal home provides 180sqm of living space, 70sqm of decked verandah under main roof and a 71sqm detached garage, creating a total covered building area of 321sqm all of which is situated on a flat, well sized 789sqm residential lot located in one of South Bunbury's most secluded streets.



#### For Sale

Offers Over \$950,000

#### View

[ljhooker.com.au/14Y4HND](http://ljhooker.com.au/14Y4HND)

#### Contact

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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

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Internally the property features a stylish and functional galley kitchen that seamlessly connects to the outdoor area, creating an inviting and functional space for both indoor and outdoor entertaining. The kitchen comprises contemporary clean lines, modern appliances, stone benchtops, pull out pantry shelves, soft closing finger pull cabinet draws and smoky glass splashback. A feature of this area is the 3.6m waterfall edge stone benchtop with LED recessed lighting that creates a focal point for this entertaining space which is complimented by a bar service area with stone bench top, glass splashback and overhead cupboards plus under bench space designed for a wine and beer fridge.

The outdoor space however is where this house comes into a league of its own. The 4.8m wide x 2.4m high aluminium framed glass stacker doors to the kitchen / dining area ensure you have full visibility of the rear yard and with an unobstructed opening of 2.9m its perfect for entertaining or keeping a watchful eye on your young kids. Additionally, the doors feature security mesh lockable sliding screens ideal for enjoying the sea breeze day and night with the knowledge your house is secured.

Stepping out of the kitchen / dining area you enter a large 36sqm timber decked verandah with a raked ceiling under main roof rising to a 5m apex, allowing the house to take full advantage of its north – south orientation and solar passive design. The decked area features stainless steel balustrading, extensive recessed dimmable lighting plus audio speakers to enjoy your favourite music day or night. Accessed off the decked area is a well sized 4th bedroom ideal as a teenager retreat or formal office featuring a wall mounted reverse cycle air-conditioner and double glass doors. The raised nature of the deck allows for an appealing outlook over fully reticulated landscaped lawns and gardens featuring a pizza oven which is the centrepiece of the rear yard. Additionally the yard incorporates an outdoor shower (hot and cold) with privacy wall, curved preparation and seating area with stainless steel and exposed concrete aggregate benchtop, green feature wall, garden and security lighting. For those seeking additional privacy from neighbours, the rear yard provides retaining and fencing reaching 2.45m high.

Externally the property features an impressive 71sqm rendered brick and colorbond detached garage / workshop with a 5.9m wide B&D remote sectional garage door, 3.0m door clearance height and 9.7m garage depth ideal for storing your boat or caravan. The garage is located at the rear of the lot providing a large usable driveway area totalling over 150sqm and finished in exposed concrete aggregate. An electric remote operated steel framed timber clad gate located midway along the driveway provides security for the rear yard while allowing an additional 3 vehicles to be securely parked behind, with the remainder of the driveway accommodating a further 4 vehicles if required. Electric touchpads are located either side of the gate which allow both gate and garage access without a remote, which is convenient when returning from your morning jog around the Big Swamp Reserve or swim at the beach.

The property also has the added bonus of adjoining a well maintained C Class Reserve (No. 27551) to the east which is the hub of the surrounding



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neighbourhood providing a valuable open grassed space for kids to play and kick a football, overflow parking for street events plus an annual Christmas show.

Additional features include:

- Security alarm and wired security cameras
- In-built gas log fire to living area
- Audio speakers to kitchen / dining area
- Wall mounted reverse cycle air-conditioning to kitchen / dining area
- Custom built floating tv cabinet
- Concrete stucco finish feature wall to living
- High quality LED switches and dimmable lighting throughout
- Insulated ceilings and skylights
- Ceiling fans to bedrooms and living area
- Floor to ceiling wall tiles to ensuite, bathroom, w/c and laundry
- Built in Robinhood ironing centre, pull out basket and ample storage to laundry
- Double shower and WIR to ensuite
- Timber decked front verandah (34sqm) with recessed ceiling and lighting under main roof
- Timber shutters to kitchen / dining and master bedroom
- Remote controlled roller blinds to kitchen / dining area
- Gas bayonets to front and rear deck for natural gas bbq

Location:

- 250 metres from the ocean
- 250 metres from the Big Swamp Reserve and Wildlife Park
- 1.5km from the Bunbury CBD
- 1.2km from the Bunbury Plaza Shopping Centre
- 1.2km from Bunbury High School
- 1.1km from Bunbury Primary School
- 3.5km from South West Sports Centre
- 3.5km from South West Health Campus

Contact Brent Spooner today to take a look at this exclusive coastal home.



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## More About this Property

**Property ID** 14Y4HND

**Property Type** House

**Land Area** 789 m<sup>2</sup>

### **Brent Spooner**

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## 14 Cornell Crescent, South Bunbury



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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