



## South Bunbury, 16 Julia Drive

Your Ultimate Family Oasis Awaits!

Discover this beautifully appointed family home, perfectly tailored for comfortable living, endless entertaining, and effortless functionality. Set on a spacious 700m2 block, this property boasts thoughtfully designed interiors, abundant accommodation, and lush outdoor spaces for both relaxation and play. Conveniently located close to parks, schools, beaches, and Bunbury's retail hub, this home is ideal for families ready to settle into their dream lifestyle.

### Key Property Features:

- Solar panels, bore water, and a gas hot water system
- Ducted reverse cycle air-conditioning with zone control (installed 2 years ago)
- 4.5m x 5.5m powered shed
- Space for three cars undercover
- Renovated kitchen with plenty of open space, a scullery, modern cabinetry, and

4 2 2

**For Sale**  
Offers Over \$699,000

**View**  
[ljhooker.com.au/16JQHND](https://ljhooker.com.au/16JQHND)

**Contact**  
**Pat Shine**  
0438 263 068  
[pat.shine@ljhsouthwest.com.au](mailto:pat.shine@ljhsouthwest.com.au)



**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.

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



stainless-steel appliances

- 2nd bathroom, toilet, and laundry renovated 1 year ago
- Fully enclosed yard and low-maintenance landscaped gardens with sprinkler system connected to a bore
- Open-plan living areas flow seamlessly to an undercover alfresco space and lawns
- Spacious lounge, dining room, games room with built-in bar

This home offers the ultimate family lifestyle with every feature needed for both day-to-day living and memorable gatherings. Ready for you to move in, this spacious, well-located property won't last long.

For more information or to arrange a viewing, contact Pat Shine today on 0438 263 068!

Note: Property is currently tenanted - lease expiry 17/03/2025 at \$575.00 per week.

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 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 About this Property

Property ID	16JQHND
Property Type	House
House Size	209 m2
Land Area	700 m2
Including	Ducted Cooling Ducted Heating Fully Fenced Solar Panels

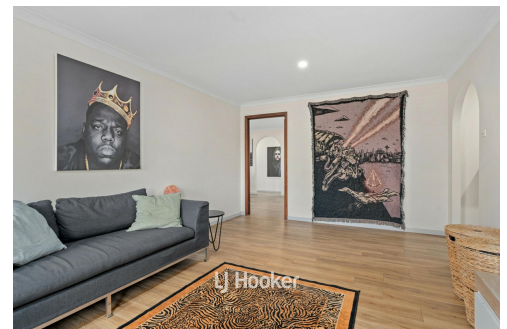
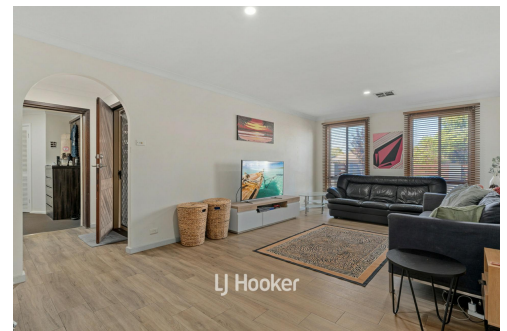
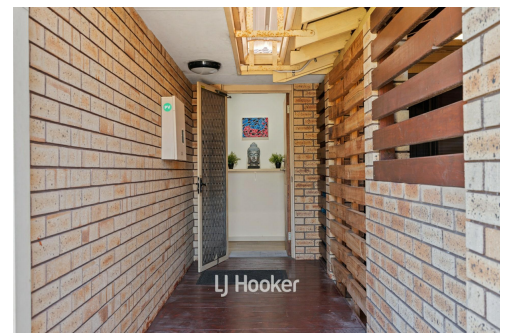
**Pat Shine 0438 263 068**

Sales Consultant | [pat.shine@ljhsouthwest.com.au](mailto:pat.shine@ljhsouthwest.com.au)

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