



## South Bunbury, 23 Latreille Road

Comfort, Space & Outdoor Bliss in South Bunbury



Having a land size of this nature in this fantastic location can open the door for many future opportunities! The potential to sub divide part of the land and create a nest egg investment.

Set on a spacious 872m<sup>2</sup> corner block in the desirable South Bunbury, this beautifully maintained home offers everything a growing family could wish for, space, comfort, and lifestyle. With 4 generously sized bedrooms, 2 bathrooms, this home adapts to your family's needs with ease.

Inside, timeless Jarrah floorboards throughout the front of the home, high ceilings, and multiple living zones create a warm and welcoming atmosphere, perfect for both everyday living and or hosting guests in style.

Step outside and you'll find an entertainer's dream. A large, gabled patio overlooks the

**For Sale**  
Offers Over \$949,000

**View**  
By Appointment

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**LJ Hooker Property South West WA**  
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**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.

large saltwater pool and private courtyard, setting the scene for summer gatherings and relaxed weekend living. A second alfresco area provides even more space to spread out, while wide side access and a powered shed offer plenty of room for a boat or caravan

Features Include:

- 4 spacious bedrooms, all with built-in robes
- Separate study or optional 5th bedroom
- Master suite with private ensuite featuring a stunning free-standing bath
- High ceilings and polished Jarrah floorboards throughout the front half of the home
- Modern, well-equipped kitchen with dishwasher, bar area, and island bench
- Split system air-conditioning and ceiling fans for year-round comfort
- Expansive undercover gabled patio and private courtyard overlooking a saltwater pool
- Second alfresco area, perfect for entertaining or quiet relaxation
- Wide side access with a parking space for a boat or caravan
- Large, powered shed, ideal for storage or hobbies
- Beautifully landscaped gardens create a peaceful & private outdoor retreat

This home truly offers the complete family package, combining modern living with outdoor leisure and endless potential. Make it yours today and enjoy a lifestyle of comfort and convenience. For more information or to book a viewing, please contact Steve Germon today.

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>	17SKHND
<b>Property Type</b>	House
<b>House Size</b>	219 m2
<b>Land Area</b>	872 m2
<b>Including</b>	Ensuite Toilets (2)

**Steve Germon 0417 950 949**

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

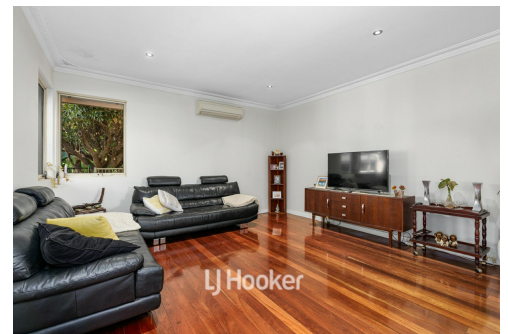
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