

25a Farnell Street, South Bunbury

Easy Living in the Heart of South Bunbury

Offering a comfortable and low-maintenance lifestyle in a convenient South Bunbury location, 25A Farnell Street is a home designed for easy everyday living.

Constructed in 2017 the residence features three bedrooms, two bathrooms, a separate theatre with the flexibility to serve as a fourth bedroom, generous living spaces and established easy-care gardens. The property offers plenty of room to enjoy without the ongoing maintenance of a larger block —making it an appealing option for families, downsizers, first-home buyers or investors alike.

At the heart of the home is the spacious open-plan kitchen, living and dining area, creating a welcoming central hub for everyday life. The well-appointed kitchen offers plenty of room to cook and entertain, complete with a dishwasher, 900mm electric oven and five-burner gas cooktop, while split-system air conditioning keeps the main living area comfortable throughout the seasons.

Adding valuable versatility to the floorplan is the separate theatre room. Whether kept as a dedicated second living area or transformed into a comfortable home office or utilised as a fourth bedroom, it's a

3 2 2

FOR SALE

Offers Over \$779,000

VIEW

Sat 17th Oct @ 10:00AM - 10:30AM

AGENTS

Simon Bushell
0411 929 198
simon.bushell@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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flexible space that can easily adapt to suit your needs.

The main bedroom is generously proportioned and features a large walk-in robe, private ensuite and its own split-system air conditioning. Both minor bedrooms include built-in robes, providing excellent storage for family members or guests.

The main bathroom is equally well appointed, with a spacious layout including a bath, completing a home designed with comfortable everyday living in mind.

Adding to the home's everyday efficiency is a 6kW solar power system with battery storage, allowing excess solar energy to be stored for use when needed rather than relying solely on power generated during the day. The battery system also provides backup power, adding another level of practicality and reassurance should the mains electricity supply be interrupted.

Outside, the fully fenced backyard has been thoughtfully landscaped to create an inviting outdoor space that's easy to look after. The north facing rear alfresco provides a great setting for weekend barbecues, entertaining friends or simply enjoying some time outdoors, while the double lock-up garage offers secure parking and additional storage.

The location adds another layer of convenience. Positioned in an established South Bunbury pocket, the property is within easy reach of Newton Moore Senior High School, Hay Park and its extensive sporting facilities, as well as nearby shopping and everyday amenities. Bunbury's CBD, local beaches, medical facilities and further schooling options are also just a short drive away.

Whether you're searching for a comfortable place to call home, looking to downsize without giving up valuable living space or seeking a well-positioned investment, 25A Farnell Street offers an easy-care lifestyle with the flexibility to adapt as your needs change.

Features you'll love:

- Three-bedroom, two-bathroom residence
- Separate theatre room / optional fourth bedroom
- Generous main bedroom with large walk-in robe
- Private ensuite to the main bedroom
- Built-in robes to both minor bedrooms
- Spacious open-plan kitchen, dining and living area
- Split-system air conditioning to the main living area
- Split-system air conditioning to the main bedroom
- 6kW solar power system with battery energy storage
- Double lock-up garage
- Undercover outdoor entertaining area
- Fully fenced backyard
- Landscaped, low-maintenance gardens

Combining a spacious and adaptable floorplan with solar and battery technology, easy-care outdoor living and a convenient South Bunbury location, 25A Farnell Street is a home that delivers comfort, flexibility and practicality in equal measure.

If you'd like to experience everything this home has to offer, I'd love to show you through. Contact Simon Bushell on 0411 929 198 to arrange your private viewing or to find out more about 25A Farnell Street, South Bunbury.

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

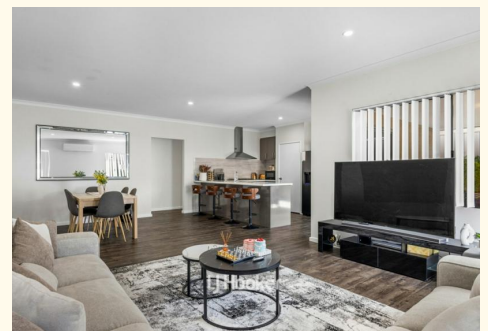
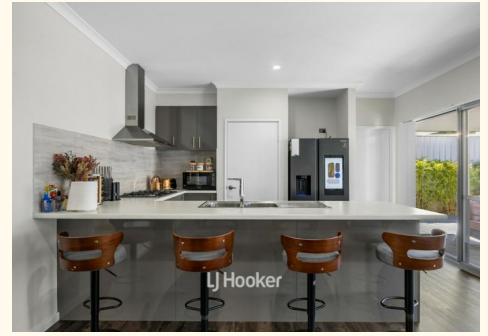
Property ID 1BA4HND
Property Type House
Land Area 375 m2

Simon Bushell 0411 929 198

Sales Consultant â€“ Bunbury | simon.bushell@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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