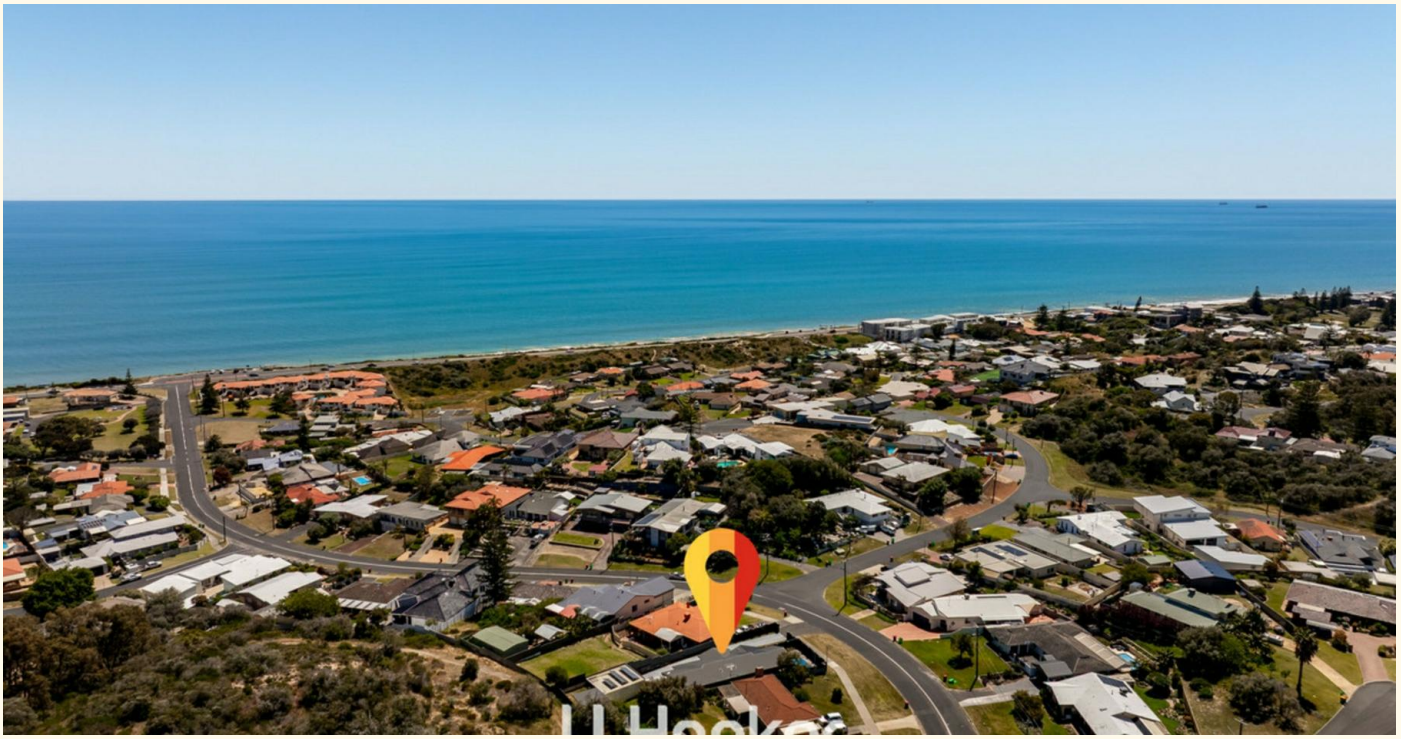








39 Mangles Street, South Bunbury

The Beach, the Pool & Plenty of Space!

Just 500m from the beach, this four-bedroom, two-bathroom home offers space, comfort and a fantastic South Bunbury location on a generous 878sqm block. Featuring downlights throughout, the home offers wide hallways, an inviting entry and two separate living areas. The kitchen offers plenty of cabinetry, ample bench space and a practical layout, while built-in robes to the minor bedrooms, reverse-cycle ducted air conditioning, solar panels and a whole house water filtration and softener system add to the everyday appeal. The entire home is also network cabled, ideal for working from home, streaming and gaming.

Designed for entertaining, the second living area includes a built-in bar, with tinted bifold doors opening onto the outdoor entertaining area and freshwater concrete swimming pool, complete with a striking feature wall. A separate covered patio provides additional space to relax outdoors, while the oversized double lock-up garage and powered workshop, measuring 6.6m x 9.6m, is a standout for tradies, car enthusiasts and hobbyists. The single carport, additional brick shed and side access add even more versatility for parking and storage. Security has been well considered, with commercial-grade Ubiquiti UniFi security cameras installed, roller shutters to the front

4 2 3

FOR SALE
Early $1m's

VIEW
Sat 21st Nov @ 3:00PM - 3:30PM

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

and side windows and security windows throughout the rest of the home, making this an easy lock and leave home with real peace of mind. With the beach just a short stroll away, this property presents an appealing opportunity to enjoy coastal living with room for the whole family.

FEATURES:
- Generous 878sqm block
- Four bedrooms and two bathrooms
- Two separate living areas
- Kitchen with ample cabinetry and bench space
- Built-in bar with bench space and storage
- Wide entry and hallways
- Downlights throughout
- Built-in robes to minor bedrooms
- Reverse-cycle ducted air conditioning
- Solar panels
- Whole house water filtration and softener system
- Entire home network cabled
- Commercial-grade Ubiquiti UniFi security cameras
- Roller shutters to front and side windows, ideal for lock and leave
- Security windows to the remainder of the home
- Freshwater concrete swimming pool with feature wall
- Tinted bifold doors opening to the pool area
- Outdoor entertaining area and separate covered patio
- Oversized 6.6m x 9.6m (approx. 63sqm) double lock-up garage with powered workshop
- Single carport with roller door
- Additional brick shed
- Side access
- 500m to the beach*
- 750m to Mangles Corner Store*
- 1.4km to Big Swamp Reserve*
- 1.7km to Adam Road Primary School*
- 1.9km to Newton Moore Senior High School*

Council Rates: $3,245.09*
Water Rates: $1,346.38*
- Approximate only

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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.

Some photos in this listing have been digitally enhanced or AI-generated for illustration purposes only and may not reflect the property's exact features. Buyers should inspect in person.

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MORE DETAILS

Property ID	1BK5HND
Property Type	House
Land Area	878 m2

James O'Neill 0451 309 029
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Milan Kokir 0403 597 101
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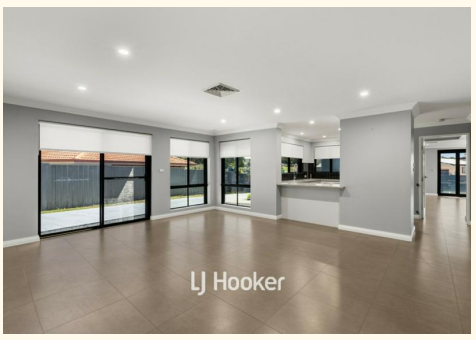
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