



4 Parade Road, South Bunbury

## Lifestyle Living Close to Shops & Schools!

This inviting home offers a perfect blend of space, comfort, and modern living. The large kitchen forms the heart of the home, ideally suited to family life and entertaining, flowing seamlessly into bright and welcoming living areas. Three generous bedrooms are on offer, including a main bedroom with built-in robes and air conditioning. A cosy wood fireplace adds warmth and charm during cooler months, while a solar battery system captures free energy from sunny days, enhancing comfort and reducing power costs year-round.

Outside, entertaining is effortless with a large alfresco area that overlooks a sparkling pool and a backyard filled with mulberry, lemon, mandarin, and avocado trees, perfect for gatherings, relaxation, or enjoying fresh fruit from your own garden. The property also boasts a powered workshop, ideal for hobbies or tinkering.

Ideally positioned, the home is within walking distance to a pharmacy, doctors' surgery, supermarket, school, sporting facilities, and hospital, providing unparalleled convenience and lifestyle opportunities for the whole family.

### FEATURES:

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.

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**FOR SALE**  
From \$749,000

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

LJ Hooker

- Large modern kitchen
- Updated bathroom & laundry
- Three spacious bedrooms
- Main bedroom with built-in robe, split system AC, and ducted heating vent
- Split system AC in living area
- Cosy wood fireplace
- Large alfresco/outdoor entertaining area
- Pool with glass panel fencing
- Powered workshop for hobbies or tinkering
- Solar panels with battery
- Enclosed front yard with lawn and reticulation
- Full boundary fencing
- Mulberry, lemon, mandarin, and avocado trees in the backyard
- Close to shops, sporting facilities, schools, pharmacy, doctors' surgery, supermarket, and hospital

Council Rates: \$3,102.48\*

Water Rates: \$1,313.53\*

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

## MORE DETAILS

Property ID	19SHHND
Property Type	House
Land Area	700 m2

### James O'Neill 0451 309 029

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