



57 Hoylake Avenue, South Bunbury

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## Charming Home with Privacy & Lifestyle Appeal!

Positioned in a sought-after pocket of South Bunbury, this charming home offers a peaceful, elevated setting with a wonderfully private feel. Framed by established hedges that create a secluded front sanctuary, the home welcomes you inside to polished timber flooring and beautiful ornate feature ceilings that add warmth and character throughout. Natural light fills the living spaces, while the enclosed patio with its striking A-frame ceiling and double-glazed doors and windows provides the perfect year-round space to relax or entertain.

Outdoors, the lifestyle appeal continues with a generous lower-level backyard complete with a chook run, veggie garden and established fruit trees, ideal for those seeking a more self-sufficient lifestyle. With the added bonus of a park and playground at rear of property, and the beach just moments away, this property perfectly blends comfort, charm and convenience in one of South Bunbury's most desirable locations.

### FEATURES:

- Light-filled interior with polished timber flooring and ornate feature ceilings
- Updated kitchen and laundry offering fresh, functional spaces

**FOR SALE**  
From \$799,000

### AGENTS

James O'Neill  
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Milan Kokir  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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**

- Spacious bathroom plus two toilets for added convenience
- Main bedroom with built-in robe and split system air-conditioning
- Two minor bedrooms, one also with built-in robe and split system air-conditioning
- Enclosed patio with A-frame ceiling, natural light, and double-glazed doors/windows
- Elevated position offering a private, secluded feel
- Solar panels for energy efficiency
- Single car garage with roller door and additional storage room
- Exposed concrete driveway and established hedges for privacy
- Reticulated gardens with chook run, veggie garden, and fruit trees
- " Security alarm system
- " Generous 845m<sup>2</sup> block
- Quiet, family-friendly neighbourhood with a lovely park located directly at the rear
- 650m to the Beach\*
- 850m to Big Swamp Parkland\*

Council Rates: \$2,814.88\*

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	1AA1HND
Property Type	House
Land Area	845 m2
Including	Toilets (2)

### James O'Neill 0451 309 029

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