



9 Morgan Place, South Bunbury

## Prime South Bunbury Pocket Near the Coast

Tucked away in a quiet cul-de-sac within one of South Bunbury's most desirable pockets, this inviting home delivers space, comfort and a relaxed coastal lifestyle just 700 metres from the beach. Inside, a large sunken lounge creates a warm and welcoming living space, flowing through to an open plan kitchen and dining area and a sunroom/enclosed patio perfect for year-round enjoyment.

Set on a generous block, the home is complemented by side access, a spacious grassed backyard with established fruit trees, bore-fed reticulation and a peaceful outlook across the Bunbury surrounds, with city lights coming alive at night and views extending beyond to the Darling Ranges. A superb opportunity to secure a home in a tightly held location close to the coast, schools and everyday amenities.

### FEATURES:

- Open plan kitchen & dining
- Large sunken lounge area
- Main bedroom with walk-in robe
- Sunroom / enclosed patio
- Reverse cycle ducted air conditioning throughout
- Side access

2 1 1

**FOR SALE**  
From \$649,000

### AGENTS

James O'Neill  
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Milan Kokir  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

- Carport with automatic roller door
- Spacious backyard with grassed area & fruit trees including Macadamia tree & Avocado tree
- Reticulation from bore
- Garden shed
- Valley views to the east
- Quiet cul-de-sac location
- 700m to the beach\*
- 1.4km to Big Swamp Reserve & Parkland\*
- 2km to South Bunbury Primary School\*

Council Rates: \$2,862.55\*

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 sellers 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	19PEHND
Property Type	House
Land Area	800 m2

### James O'Neill 0451 309 029

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