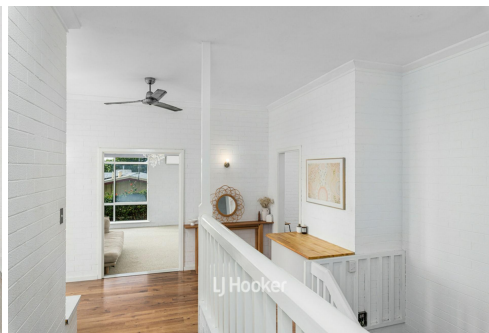
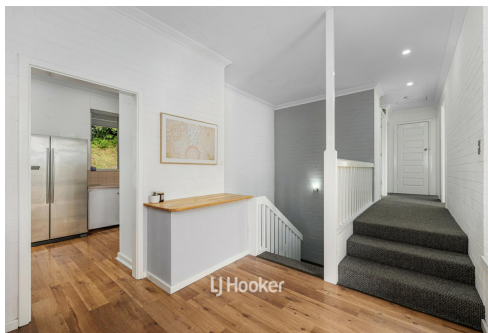




South Bunbury, 9 Waratah Crescent

Charming Home with Elevated Views and Endless Potential

Nestled in a sought out pocket of South Bunbury, 9 Waratah Crescent delivers the perfect balance of comfort, convenience, and character. Set on a generous 885 sqm block, this inviting home offers spacious living and plenty of room to grow.

Enjoy your morning coffee on the elevated balcony while soaking in the outlook over the surrounding neighbourhood. Inside, the light filled sunken lounge provides a cosy place to unwind, while the dining room is conveniently accessed from both the living area and kitchen. The home features three well-sized bedrooms, a functional kitchen, and an updated bathroom complete with both a shower and bath. A second shower and toilet located in the laundry add extra practicality, perfect for busy households.

Additional features include a secure double garage with generous amount of extra storage, a spacious backyard. Whether you move straight in or add your personal touch, this is a

3 2 2

For Sale

Offers Over \$639,000

View

By Appointment

Contact

Denby Lynn

0447 002 495

denby.lynn@ljhsouthwest.com.au



LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.

property packed with potential.

Features:

- *3 spacious bedrooms
- *885sqm block
- *Elevated balcony
- *Sunken lounge and formal dining
- *Spacious main bathroom
- *Second shower and toilet conveniently located in the large laundry
- *Functional kitchen equipped with a new oven
- *Double garage with secure parking and storage

Near By:

- *180m to Hartley Anderson Park
- *700m to South Bunbury Marketplace
- *900m to Adam Road Primary School
- *950m to Mangles Playground
- *1km to Newton Moore Senior High School
- *1km to the Beach
- *1.5km to Bush Kids Child Care & Early Education
- *1.6km to Mangles Corner Store
- *2.1km to the Parks Shopping Centre
- *2.5km to Big Swamp Reserve
- *2.8km to Bunbury Hospital

Don't miss your chance to own a piece of South Bunbury's coastal charm, move in, and add your own creative touch. Contact Denby Lynn on 0447 002 495.

More About this Property

Property ID	182HHND
Property Type	House
Land Area	885 m2

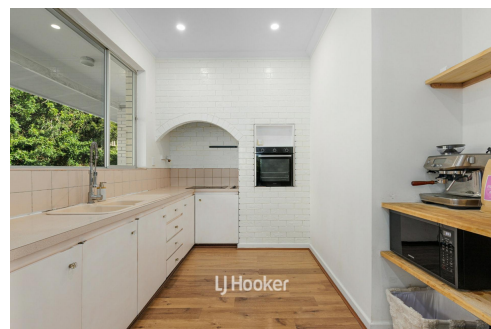
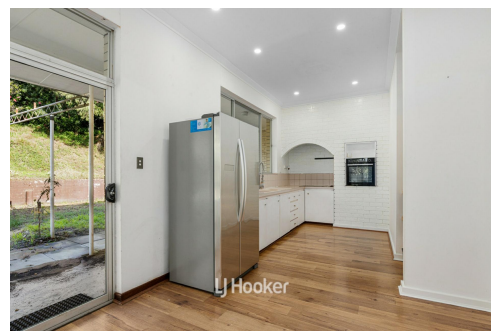
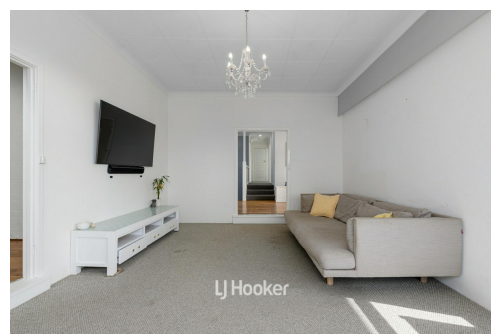
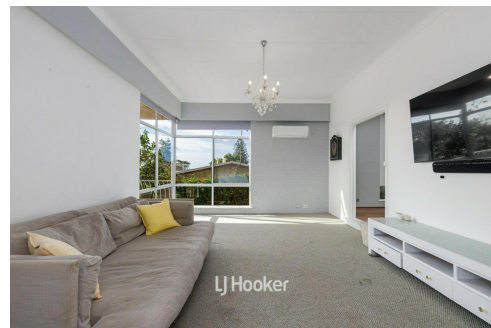
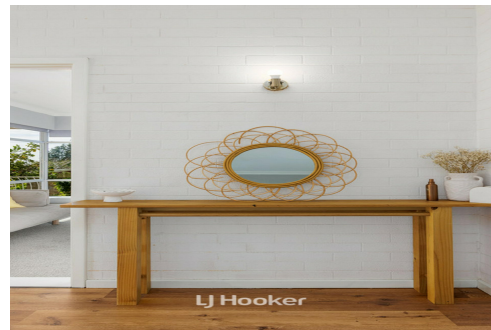
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Sales Consultant | denby.lynn@ljhsouthwest.com.au

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1st Floor



Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.