





4 O'Meehan Green, Usher

# PARKSIDE LIVING WITH ROOM FOR THE WHOLE FAMILY!

Set in a peaceful street with leafy parkland right across the road, this solid brick and tile home is made for relaxed family living. The heart of the home is a bright, open plan living area that brings everyone together, with the galley kitchen close at hand and a shoppers' entry from the garage keeping things practical on busy days. The front lounge offers a separate space for movie nights or quiet time away from the action. At the end of the day, retreat to the main bedroom, where a parent's retreat, walk-in robe and private ensuite create a comfortable sanctuary of your own.

Step outside and you'll find a huge covered patio ready for year-round entertaining, from lazy weekend barbecues to evenings spent with friends. Beyond it, the retained backyard gives kids and pets room to roam, and a large garden shed provides plenty of space for tools, bikes and outdoor gear. Access through the garage to the rear yard makes it easy to bring in the mower, trailer or garden supplies. With the park at your doorstep and the coast and bushland only minutes away, this home is an ideal fit for first home buyers, growing families and investors alike.

FEATURES:

4 2 2

**FOR SALE**
Offers Over $679,000

**VIEW**
Sat 21st Nov @ 10:00AM - 10:30AM

**AGENTS**

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

Milan Kokir
0403 597 101
milan.kokir@ljhsouthwest.com.au

**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

- Front lounge/theatre
- Open plan living area
- Modern galley kitchen with wall oven, cooktop and stainless steel rangehood
- Plenty of storage with overhead cupboards
- Main bedroom with parent's retreat, walk-in robe and ensuite
- Shoppers' entry from garage
- Access to rear yard through garage
- Huge covered patio for outdoor entertaining
- Retained backyard
- Large garden shed
- Parkland across the road
- 1.2km to St Joseph's Catholic Primary School*
- 2.4km to South West Sports Centre*
- 3km to Bunbury Hospital and Health Campus*
- 3.4km to Parks Shopping Centre*
- 4km to Edith Cowan University & South West Regional Tafe*

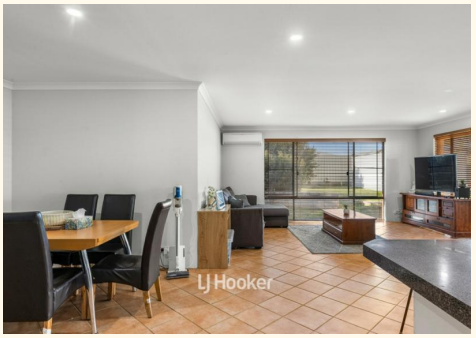
Council Rates: $3,125.25*
Water Rates: $1,346.38*
Approximate only *

Estimated rental value as at October 2026 - approximately $650-$680per week*

- Information derived from comparable rentals both available and leased as well as in house rental data. This information is subject to change, and we recommend getting updated independent advice.

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 | 1BFNHND |
| Property Type | House |
| House Size | 145 m2 |
| Land Area | 637 m2 |
| Including | Ensuite |
| | Toilets (2) |

**James O'Neill 0451 309 029**
Licensed Real Estate Agent | james.oneill@ljhsouthwest.com.au
**Milan Kokir 0403 597 101**
Sales Consultant â€“ Bunbury | milan.kokir@ljhsouthwest.com.au

**LJ Hooker Property South West WA (08) 9791 6880**
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.