






238 Minninup Road, Withers

4  1  1 

Coastal Charm Meets Practical Living - Only Steps to School, Beach & Nature

FOR SALE
Offers Over \$645,000

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

Nestled between bush and beach, this character-filled 4-bedroom home (plus sunroom/5th bedroom) offers the ultimate coastal lifestyle just footsteps from the iconic Maidens statues, the newly upgraded Maidens Park lookout, and walking trails that lead directly to the beach. Set on a generous block with side access, a powered brick workshop, and a retained backyard featuring a chook pen, fruit trees, and passionfruit vines, this home blends comfort and practicality in a truly enviable location, just over 1km to the beach and less than 100 metres to Maidens Park Primary School.

Extensively upgraded throughout, the home features a renovated kitchen, retiled shower, updated bathroom vanity, and fresh paint and new laminate flooring. Climate comfort is assured with reverse cycle air conditioning, gas heating, and a cosy tile fire. Additional highlights include connection to the bore, a spacious lounge, large dining room with adjoining office, and stunning views of the Maidens forest from the kitchen window. Whether you're entertaining, relaxing, or exploring the coast and nature reserve, this property truly offers the best of both worlds.

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**

Features:

- 4 bedrooms plus sunroom (used as a fifth bedroom)
- Large lounge room and dining area plus office
- Updated Kitchen & Bathroom
- Dishwasher
- New laminate flooring throughout
- Fresh paint throughout
- 3 bedrooms with built-in robes
- Two inverter reverse cycle air conditioners, gas heating and tile fire
- Fully upgraded electricals including new light switches, light fittings, globes, and double power points throughout the house, shed, and outside, plus a new electric hot water system, TV points in 3 rooms
- Carport with automatic door
- Side access to rear yard
- Powered, lockable brick garage/workshop
- Enclosed backyard with Chook pen, Loquat and fig tree, Passionfruit vines
- Bore (No Pump)
- Shed pad ready for a garden shed
- Less than 100 metres to Maidens Park Primary School
- Just over 1km to the beach
- Approximately 700 metres to Marketplace shopping centre

Council Rates: \$2318.62*

Water Rates: \$276.00*

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	18BPHND
Property Type	House
Land Area	690 m2

James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |
james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

Associate to James O'Neill 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

