



Withers

## UNDER OFFER!

Tucked away on a generous 686sqm block, this beautifully presented home offers the perfect blend of comfort, functionality and relaxed family living.

Built in 2015, the home features three bedrooms, two bathrooms and has been thoughtfully designed to make the most of both the indoor and outdoor spaces. At the heart of the property is a fantastic year-round outdoor entertaining area, complete with a large gable patio and outdoor wood fireplace, overlooking a well-sized grassed backyard. Here you'll also find an array of established fruit trees, raised vegetable gardens and a chook run - ideal for those seeking a sustainable lifestyle.

The two minor bedrooms are positioned alongside an activity room, creating a perfect zone for children or study, while the Master bedroom is privately located at the opposite end of the home. With sliding door access to a small corner of the rear yard, it offers the potential to create your own private parents' retreat area.

High fencing and the home's sunken position from the street front further enhances the sense of privacy, delivering a relaxed lifestyle you'll love coming home to.

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### FOR SALE

Please Call

### AGENTS

Tanya Grooby

0450 143 140

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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**

Features to this property include:

- 3 bedrooms, 2 bathrooms
- Activity/Study room between the minor bedrooms
- Master with HIS and HERS walk-in robes, ensuite, and separate toilet
- Both minor bedrooms with large built-robos, 1 features a ceiling fan
- Open plan kitchen/dining/living area
- Functional kitchen with walk-in pantry area
- Laundry room with ample sliding door storage available
- Vinyl plank flooring throughout
- Fantastic outdoor entertaining area with large gable patio, overlooking grassed backyard
- Double remote garage
- Solar panels
- Rear house to the duplex site, all fully fenced with an additional front gate for added security
- Multiple fruit trees, raised vegetable garden boxes and a chook run
- Within close proximity to the local shops, South West Sports Centre, local Library, and general amenities of the area
- Potential rent return of approximately \$580 per week

Shire Rates: Approx. \$2,910.21

Water Rates: Approx. \$1,313.53

Don't miss your chance to secure this property.

For more information, call or text Tanya Grooby on 0450 143 140 today!

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	1A0FHND
Property Type	House
House Size	159 m2
Land Area	686 m2
Including	Air Conditioning Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Tanya Grooby 0450 143 140**

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