



31 Knight Street, Withers

## Shed, Pool and lovely character home with much to offer

Presenting this rare and beautifully maintained character home, ready for its new owner to simply move in and enjoy. Set on a generous 809m<sup>2</sup> block, this impressive 3-bedroom, 2-bathroom residence offers space, comfort, and outstanding outdoor living.

From the moment you arrive, the enclosed front yard with a large access gate provides privacy and security, with ample room for a boat or caravan.

Inside, the home is light, welcoming, and thoughtfully updated. The stunning renovated kitchen features modern white and grey styling, a dishwasher, and a breakfast bar, making it the heart of the home. Multiple living zones and an activity/study area cater perfectly to family living or flexible lifestyles.

The laundry doubles as a second bathroom, complete with a shower and toilet, making it both functional and ideal for use straight after a dip in the pool. The second bedroom is currently utilised as a dressing room with shelves and racking, but it can easily be returned to a bedroom.

3  2  2 

### FOR SALE

Offers Over \$709,000

### AGENTS

Rachel Ned MacLeod-Paterson  
0488 556 452  
rachel.ned@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**

Step outside and you'll discover a backyard sanctuary, perfect for entertaining or relaxing year-round. Complete with a swimming pool, powered shed with water, patio with café blinds, and a cosy fire pit area, this space is designed for enjoyment in every season.

Conveniently located close to Newton Moore Senior High School, Adam Road Primary School, local amenities, and sports facilities, this home offers the perfect balance of lifestyle and location.

#### Property Features:

- 3-bedroom, 2-bathroom home
- Master bedroom with split system air conditioning & make-up nook
- Modern renovated kitchen in white and grey with dishwasher & breakfast bar
- Activity/study area
- Split system air conditioners
- Renovated laundry and bathroom
- Beautifully maintained backyard
- Swimming pool
- " Powered shed which also has water
- " Patio with café blinds
- Fire pit area
- Enclosed front yard with automatic gate
- Double carport with garage door
- Extended carport parking area
- Parking for boat or caravan

You won't want to miss this opportunity.

For more information or to arrange an inspection, contact:  
Exclusive Selling Agent Ned at LJ Hooker Property South West

Please register in Propps <https://prop.ps//4rWN5htX3AHM>

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

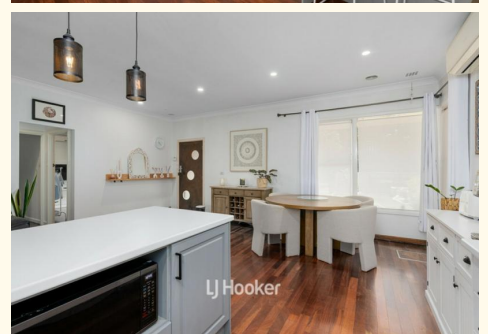
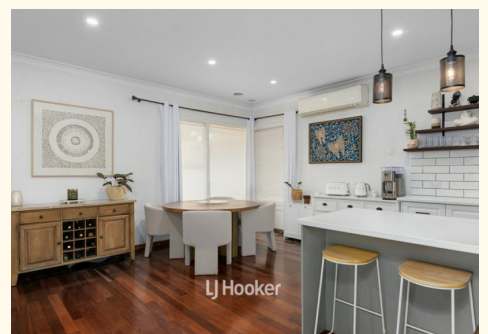
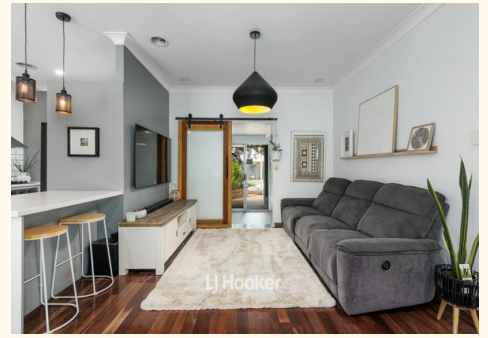
Property ID	19H5HND
Property Type	House
House Size	116 m2
Land Area	809 m2
Including	Toilets (1)

**Rachel Ned MacLeod-Paterson 0488 556 452**

Sales Consultant â€“ Bunbury | [rachel.ned@ljhsouthwest.com.au](mailto:rachel.ned@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)





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.