



4 Werloo Approach, CAPEL, WA 6271

Spacious, Versatile & Feature-Packed Family Home!

This beautifully presented, family-sized brick home-built in 2012-is packed with features and flexibility to suit a variety of lifestyles. Situated in the highly sought-after Goodwood Estate, you'll enjoy the benefits of underground power, deep sewerage, and natural gas, all set on a generous 712m² rectangular block.

From the moment you arrive, you'll appreciate the proper double lock-up garage with secure shoppers' entry, plus side/rear access for added convenience and access to the backyard.

Inside, the floorplan is exceptionally versatile and designed for comfortable family living. The current layout features a huge open-plan family area, separate to a full-sized formal dining, however, offers the flexibility to transform the space into a family room, informal meals area and games room-whatever suits your needs. There's also another completely separate room, which could easily be closed off and set up as your very own home theatre.

At the heart of the home is the well-equipped chef's kitchen, complete with ample bench space, corner pantry, dishwasher, and a 900mm cooking package with canopy rangehood-perfect for both everyday meals and entertaining guests.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P184594

SALE DETAILS

From \$699,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Bec Slade
0417 921 524

Boasting five spacious bedrooms plus a study, this home offers multiple options for families of all sizes. The fifth bedroom could easily double as an activity zone, second study, or private retreat. The study, located towards the rear, could also be used as a kids' rumpus room.

Comfort is key here, with ducted reverse cycle air conditioning throughout and solar panels to keep energy bills in check.

Step outside and you'll find an entertainer's dream. The home features a lovely alfresco area, plus a full-length gabled patio, creating the ultimate space for year-round entertaining. There's also a handy storage shed tucked into the corner of the backyard, with plenty of room to build a future workshop-and still have a spacious rear yard for kids, pets, or a garden.

This home truly ticks all the boxes for growing families looking for space, comfort, and lifestyle in a quality estate.

Don't miss your chance to secure this fantastic property-inspect today! Bec Slade â## 0417 921 524 "I work, live and breathe the lifestyle that I sell"

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Close to Schools, Close to Shops

- Land Area 712.00 square metres
- Building Area: 209.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Ensuite





