



## 96 New River Ramble, WEST BUSSELTON, WA 6280

### Elegance Meets Excellence

Welcome to this exceptional 4-bedroom, 2-bathroom luxury residence, where premium finishes, spacious living, and thoughtful design come together to create the ultimate family sanctuary.

Located in a sought-after neighbourhood, this beautifully crafted home offers uncompromised quality, smart functionality, and a lifestyle of comfort with effortless indoor-outdoor flow.

#### \*\* Property Highlights include:

- 4 generous bedrooms, including a luxurious master suite with ensuite and walk-in robe.
- 2 designer bathrooms with high-end fixtures, with the second toilet featuring its own hand basin for added convenience.
- Gourmet kitchen with large cupboards, soft-close drawers, dishwasher, oversized walk-in pantry and a walk-in scullery â## a dream for any home chef
- Expansive open-plan living and dining area â## perfect for entertaining or relaxing

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:** 300P184820

#### SALE DETAILS

**Offers Over \$1,290,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Scott Summers**  
0457 777 753

with family.

- Separate theatre room for immersive movie nights or a quiet retreat
- Massive linen cupboard for exceptional storage
- Double garage with extra-high ceilings â## ideal for 4WD access or extra storage space
- Show-stopping undercover alfresco area â## fully functional year-round for entertaining family and friends in style.
- Exposed aggregate driveway and wrap-around paths for a sleek, modern, and low-maintenance finish.
- Ducted reverse cycle air conditioning throughout for year-round comfort.
- Energy-saving solar panels and a solar hot water system to help reduce electricity bills.
- LED downlights throughout, highlighting the home's modern, elegant aesthetic.

Every inch of this home has been thoughtfully designed and meticulously finished with no expense spared. It's truly move-in ready, offering a luxurious and functional lifestyle for the modern family.

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

- Land Area 609.00 square metres
- Building Area: 238.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite







