



## 2 Ecclestone Court, BOYANUP, WA 6237

### Modern Comfort Meets Country Charm

Welcome to this spacious 4-bedroom, 2-bathroom family home, perfectly designed for comfort, functionality, and relaxed living.

Set on a large 2,215m2 block\*, this property offers the best of both worlds - a sense of space and privacy while being just a short drive from the main street and shopping conveniences. It's also only 20 minutes\* to Bunbury and a beautiful drive to the picturesque South West region, making it the ideal base for work, family, and leisure.

Step inside to find a well-appointed kitchen complete with a dish drawer dishwasher and modern finishes, flowing seamlessly into the generous open-plan living area. For year-round comfort, the home features split-system air conditioning, ceiling fans throughout, and a cozy wood fire.

The bedrooms are all generously sized, while outside you'll discover a large patio area overlooking a massive yard - ideal for kids and pets. The gardens are beautifully maintained, and with rear access, there's plenty of room for the boat, trailer, or caravan.

### Property highlights:

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:** 300P185624

### SALE DETAILS

**Offers Over \$769,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

Large 2,215m2\* block

4 spacious bedrooms, 2 bathrooms

Well-appointed kitchen with dish drawer dishwasher & modern finishes

Split-system air conditioning, ceiling fans & wood fire

Generous open-plan living areas

Double roller door garage

Huge yard â## perfect for kids & pets

Large patio for outdoor entertaining

Massive shed with room for 2 cars and a workshop

Rear access for boat, trailer, or caravan

Well-maintained gardens

Short drive to the main street & shopping conveniences

Only 20 minutes\* to Bunbury

A beautiful drive to the picturesque South West region

This property truly offers space, practicality, and lifestyle â## ready for the next family to move in and enjoy.

Currently tenanted at \$650 per week until 17/11/2026.

Land rates: \$2,603.42

Water rates: \$1,603.19 pa\*

Built: 1995

Zoning: R15/20

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 2,215.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2











## 2 Ecclestone Court, Boyanup



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
 Marques Photography gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.