

## 8 Nile Place, SOUTH BUNBURY, WA 6230

### SPACE & STYLE WITH MILLION-DOLLAR VIEWS!

Welcome to this spacious and versatile four-bedroom, two-bathroom family home, perfectly positioned on a generous 910m<sup>2</sup>\* elevated block. Backing directly onto a tranquil nature reserve and offering stunning ocean views, this property delivers the ideal blend of space, lifestyle, and location â## all within minutes of the CBD, shopping centres, schools, parks, and the popular Back Beach.

Step inside and discover a thoughtfully designed floorplan, filled with warmth and charm. Timber floors flow through the living spaces, while exposed wooden beams in the dining and living rooms add character and a touch of coastal style. Each of the four bedrooms is fitted with built-in robes, while the master suite includes its own office nook â## ideal for working from home.

The home offers multiple living zones to suit every occasion. A spacious lounge with a built-in bar sets the scene for entertaining, while the separate dining and family living areas showcase sweeping ocean views. Ceiling fans are found throughout for comfort, plus 2 reverse cycle air conditioners, while a cosy gas wood-look fire ensures warmth in the cooler months. From the living areas, step out to the balcony where you can take in breathtaking ocean vistas and enjoy the sea breezes.

**TYPE:** For Sale

**INTERNET ID:** 300P186078

#### SALE DETAILS

**Offers Over \$1,299,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

At the heart of the home, the open-plan kitchen and meals area brings the family together, while the double garage includes a storage room and cellar for added convenience.

Outdoors, this property truly shines. A large alfresco area is the perfect space for hosting gatherings, while a separate gazebo tucked amongst lush tropical gardens offers a private retreat. With vibrant greenery and a resort-style atmosphere, the gardens create your very own coastal sanctuary.

Additional features include:

- Timber flooring and exposed wooden beams for warmth and style
- Ceiling fans throughout plus gas wood-look fire in main living area
- Built in gas heater in lounge room
- Balcony capturing sweeping ocean views
- Double garage with storage room and cellar
- Alfresco entertaining area plus separate gazebo
- Solar panels for energy efficiency
- Elevated 910m2\* block backing onto nature reserve
- Close to shopping, schools, parks, CBD, and the Back Beach

This is more than just a home - it's a lifestyle opportunity, combining timeless character, modern comfort, and a coastal setting that is truly second to none.

Land rates: \$3196.20 pa\*

Water rates: \$1313.53 pa\*

Built: 1988

Zoning: R20

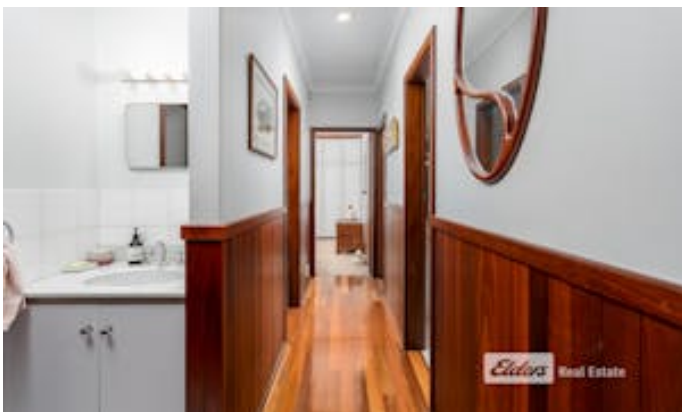
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an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

- Land Area 910.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





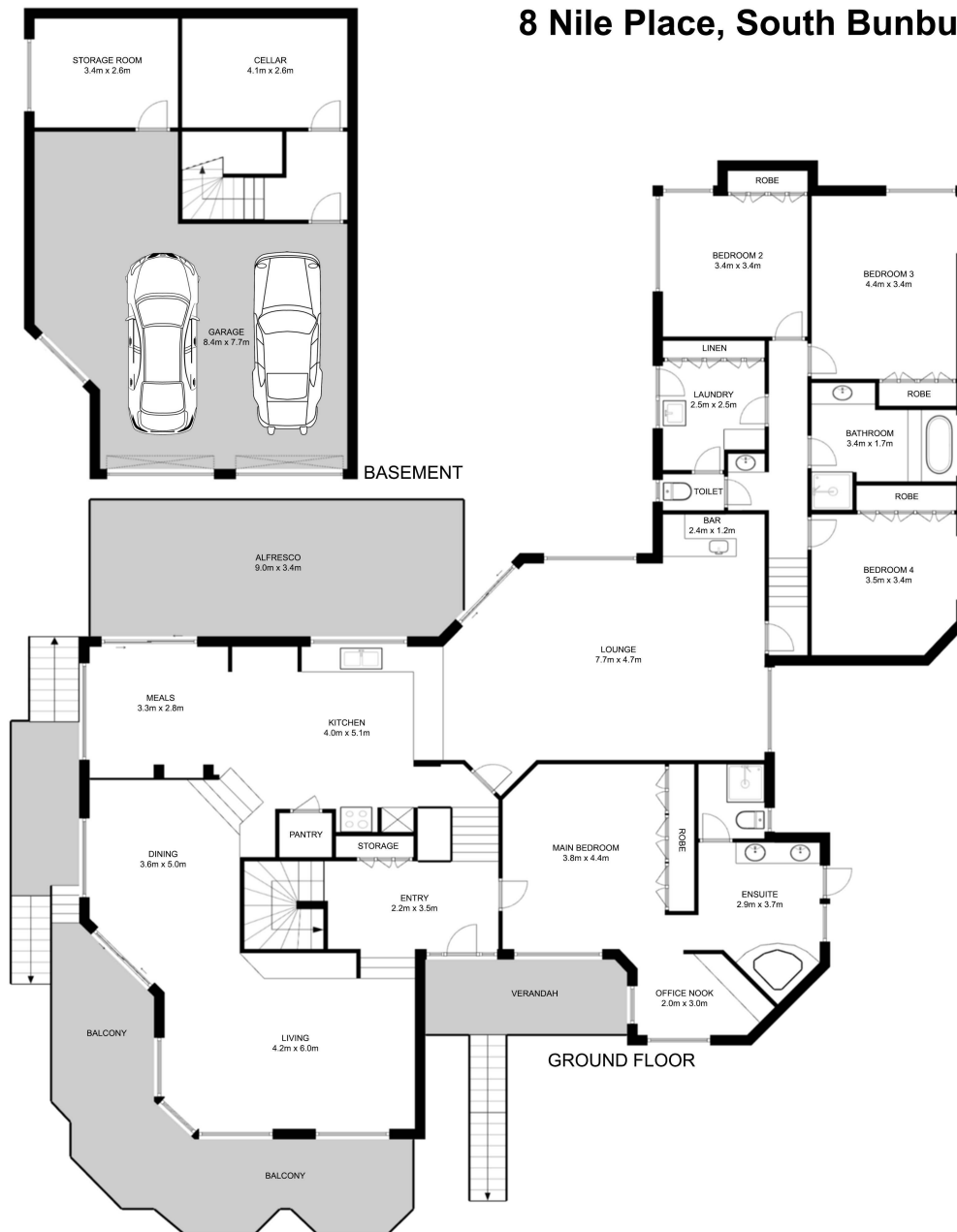








## 8 Nile Place, South Bunbury



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