



11532 South Western Highway, WOKALUP, WA 6221

Space, Comfort and Country Convenience

Set on a generous 1,702m² block in the heart of Wokalup, this solid four-bedroom home delivers space, warmth and relaxed living with everyday convenience right at your doorstep.

Designed for comfortable family living, the home offers two separate living areas, each complete with its own wood fire - creating a welcoming atmosphere through the cooler months - and ducted evaporative air-conditioning to keep things cool on the hotter days. The main living room is ideal for everyday relaxation, while the spacious lounge and games room provides flexibility for entertaining, complete with a built-in bar for hosting friends and family.

All four bedrooms are well-sized, two of them fitted with ceiling fans for year-round comfort, serviced by a central bathroom.

Step outside to a spacious alfresco area, perfect for weekend barbecues and easy outdoor living. The expansive backyard provides room for kids and pets to play, along with a separate 4m x 5m* shed for storage and an additional wood shed to keep you well stocked for winter.

TYPE: For Sale

INTERNET ID: 300P186240

SALE DETAILS

Offers Over \$629,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

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Positioned next door to the Wokalup Tavern and a quick drive to local shops, schools and sporting facilities, this property combines country charm with everyday accessibility.

Key Features:

Four-bedroom, one-bathroom home on 1,702m² block

Two separate living areas with wood fires

Ducted evaporative air-conditioning

Built-in bar to games/lounge room

Ceiling fans to 2 bedrooms

Large alfresco entertaining area

Separate 4m x 5m* shed plus dedicated wood shed

A quick drive to shops, schools and sporting facilities

Adjoining the Wokalup Tavern for added convenience

Whether you're looking for your first home, a family base or a lifestyle change with room to move, this is an opportunity to secure space and convenience in a well-connected South West location.

Land rates: \$2,118.00pa*

Water rates: \$289.66 pa*

Built: 1921

Zoning: R15-50

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 1,702.00 square metre
- Building Area: 218.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Car Parks: 1







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 All enquiries must be directed to the agent, vendor or party representing this floor plan.