



## 43 Carbine Loop, MILLBRIDGE, WA 6232

### Modern family home with loft

A spacious family home designed for comfort, functionality and easy living.

At the heart of the home is the big, spacious kitchen, offering ample bench space, generous cabinetry and a practical layout that overlooks the main living areas-perfect for busy family life, entertaining guests or simply enjoying everyday convenience.

The main bedroom is privately positioned and offers a true parents retreat, complete with a well-appointed ensuite featuring a spa-style bathtub, two separate sinks and excellent space to unwind.

The laundry has been thoughtfully designed with easy outdoor access, making day-to-day living simple, and also includes direct access to a separate toilet and linen cupboard for added practicality.

The family bathroom is equally functional, featuring a separate bath and shower, ideal for growing families.

Upstairs, the beautiful loft space provides outstanding versatility and can easily be used

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**TYPE:** For Sale

**INTERNET ID:** 300P186897

#### **SALE DETAILS**

**Offers Over \$889,000**

#### **CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

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

as an additional bedroom, games room, study area or kids' retreat. The open outlook and internal windows create a light-filled space with a lovely sense of connection to the home below.

Step outside and enjoy the great-sized patio/alfresco area, perfect for entertaining, weekend BBQs or relaxing while overlooking the backyard.

The backyard also features a separate shed with both roller-door and side-door access, ideal for storage, hobbies or workshop use. A side gate provides convenient access to the backyard, adding even more practicality.

As you pull into the driveway, there is space for two cars in the secure garage, complete with an automatic garage door for easy access and everyday convenience.

Combining spacious interiors, flexible living options and excellent outdoor features, this is a home perfectly suited to modern family living in sought-after Millbridge.

#### Property Highlights:

- Functional laundry with easy outdoor access
- Separate toilet and linen cupboard accessible from laundry
- Versatile upstairs loft ideal as a bedroom, games room or study
- Internal loft windows overlooking the living space below
- Great-sized covered patio / alfresco area
- Separate shed with roller-door and side-door access
- Side gate access to the backyard
- Double garage with automatic garage door

Land Rates: 3,146.28pa\*

Water Rates: 1,603.19pa\*

Zoning: R20

Built: 2005

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

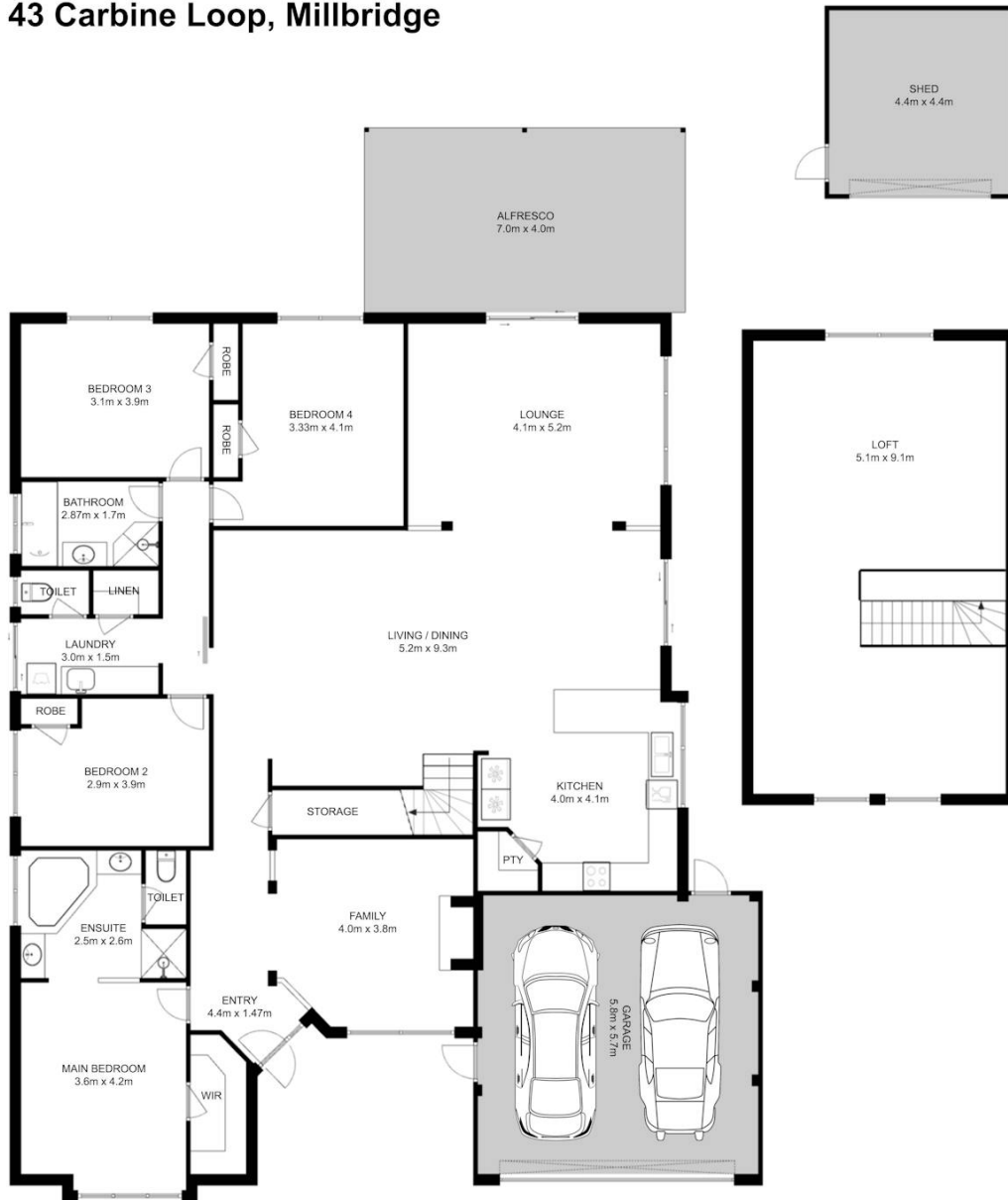
- Land Area 664.00 square metres
- Building Area: 258.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







43 Carbine Loop, Millbridge



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.