

40 Valentine Road, BINNINGUP, WA 6233

Spacious Family Living Backing onto Binningup Golf Course

Set against the greens of the Binningup Golf Course, this well-appointed four-bedroom, two-bathroom home delivers space, comfort and a relaxed coastal lifestyle.

Designed with everyday living in mind, the home offers multiple living zones including a dedicated theatre room and an open study area-ideal for families, remote work or quiet retreat. Ducted reverse-cycle air conditioning ensures year-round comfort, while the thoughtful layout provides separation between living and sleeping areas.

Backing directly onto the golf course, the outlook is open, peaceful and private, creating the perfect setting to unwind at the end of the day.

Positioned just minutes from the beach and only a 15-minute* drive to Treendale, you'll enjoy easy access to shopping, schools and sporting facilities, while still embracing the laid-back charm Binningup is known for.

At a glance:

TYPE: For Sale

INTERNET ID: 300P187126

SALE DETAILS

Offers Over \$799,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

Four-bedroom, two-bathroom family home

Dedicated theatre room plus open study area

Spacious open-plan living and dining zones

Ducted reverse-cycle air conditioning throughout

Backs directly onto the Binningup Golf Course

Peaceful outlook with a strong sense of privacy

Relaxed coastal lifestyle just minutes from the beach

Approximately 15 minutes to Treendale shopping precinct

Close to schools, sporting facilities and everyday amenities

A lifestyle-focused home in a tightly held coastal location-ideal for families, sea-changers or those seeking space without sacrificing convenience.

Land rates: \$2,928.75 pa*

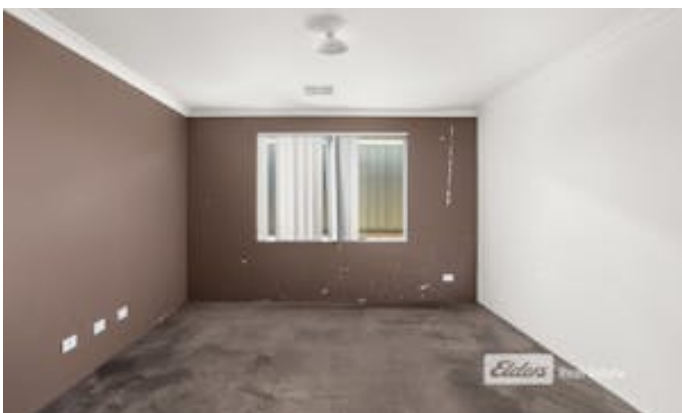
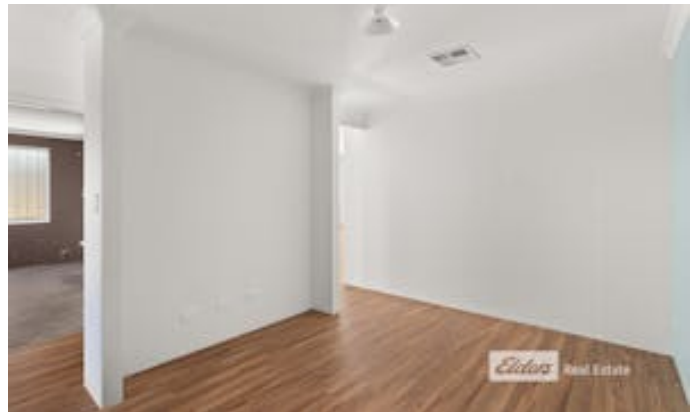
Water rates: \$1,603.19 pa*

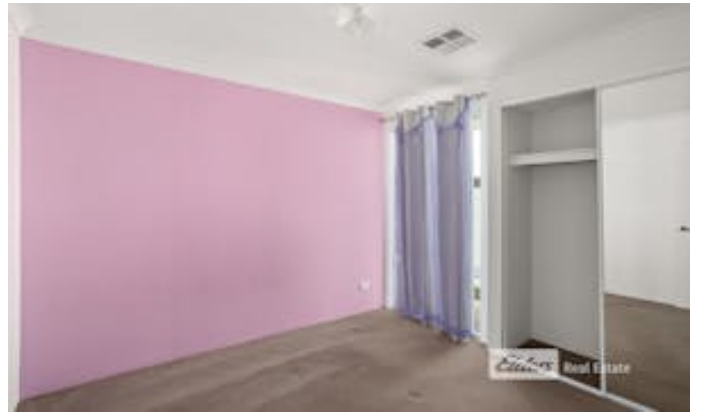
Built: 2014

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 588.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2







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 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.