

## 21 Wildflower Way, LESCHENAULT, WA 6233

### The Leschenault Lifestyle You've Been Waiting For

Set on just over an acre in one of Leschenault's most naturally beautiful pockets, this spacious four-bedroom, two-bathroom home offers the privacy, space and tranquillity that families and lifestyle-seekers value in this tightly held area.

Positioned along a quiet, leafy street, the property welcomes you with a sense of calm from the moment you arrive. The home is solid, comfortable and designed for practical family living, with generous rooms, abundant natural light and thoughtful separation between living zones.

Inside, the floorplan provides flexibility for growing families, weekend visitors or those wanting a clear divide between work and home. A dedicated study adds further convenience for remote work or quiet retreat. All four bedrooms include built-in storage, while the main bedroom is set away from the others, creating its own private zone. Both bathrooms are well-appointed, and the additional powder room off the hallway adds everyday practicality. The layout also lends itself to future renovation should you wish to personalise the home over time.

The central living area forms the heart of the home, with space for both relaxation and entertaining. The adjoining separate dining room ensures easy family mealtimes or

**TYPE:** For Sale

**INTERNET ID:** 300P189617

#### SALE DETAILS

**Offers Over \$2,200,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

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dinner with guests, while the surrounding windows and café blinds draw in natural light and allow year-round enjoyment of the outdoors.

Outdoors is where this property truly comes into its own. With a landholding of approximately 4,060sqm, there's room for gardens, pets, play areas, sheds or future improvements. From the alfresco, you'll enjoy sweeping 180-degree panoramic views across the Leschenault Inlet and Bunbury Port - a rare and impressive outlook that elevates everyday living.

Practical touches continue throughout, including a 5kW solar panel system and the advantage of underground power to the property, supporting both efficiency and reliability. Ducted air conditioning and ceiling fans enhance comfort across the seasons.

The double garage provides secure parking and additional storage, while the surrounding grounds offer the freedom to shape the property to your needs.

Wildflower Way is known for its peaceful setting, native surrounds and strong community feel. From here, you're close to walking trails, the estuary, cafés, schools and shops, with Bunbury and Australind only a short drive away. It's a lifestyle that's relaxed, connected and highly liveable - exactly why Leschenault remains one of the region's most desirable lifestyle areas.

At a glance:

- Four bedrooms, all with built-in robes
- Study
- Two bathrooms plus powder room
- Separate dining room and lounge room
- Approx. 4,060sqm block
- 180-degree views of the Leschenault Inlet and Bunbury Port
- Café blinds to the outdoor area
- 5kW solar panel system
- Underground power to the property
- Spacious internal layout with good separation of zones
- Timber floorboards to the kitchen, living and family zones
- Ducted air conditioning and ceiling fans
- Double garage
- Peaceful, semi-rural setting surrounded by native bushland
- Ideal for families, upsizers, hobbyists or anyone seeking extra space

Contact exclusive selling agent Anthony (Skip) Schirripa today to book a viewing.

Land rates: \$2,800.00 pa\*

Water rates: \$289.66 pa\*

Built: 2000

Zoning: Special Residential R2.5

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 4,060.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





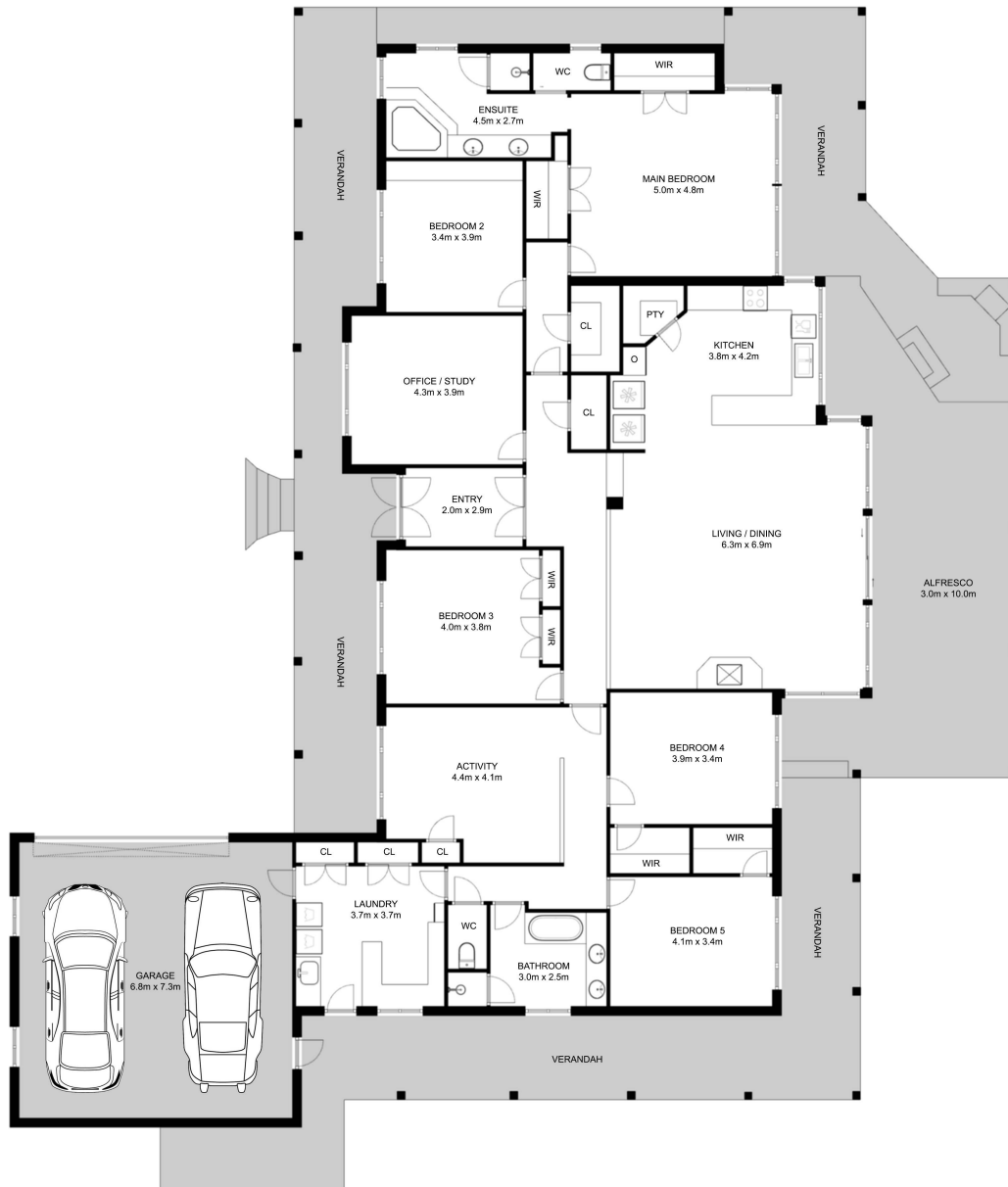








## 21 Wildflower Way, Australind



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