



## 11 Johnston Street, YABBERUP, WA 6239

Welcome Home to Something Truly Special

Set on approximately 4.5\* acres, in the highly sought-after locale of Yabberup, this magnificent property is a true testament to the love, care, and attention poured into it by its current owners. From the moment you arrive, you'll appreciate that this is a home that genuinely delivers on lifestyle, comfort, and quality.

A sealed tarmac driveway, securely fenced from the front paddock, leads you through to the impressive 12m x 9m\* powered shed, complete with two roller doors, PA door, and roof-mounted solar panels. The grounds are simply outstanding - established lawns and fruit trees, all fully reticulated from a bore, supported by a large pump ensuring excellent water pressure year-round. There's also a woodshed, chook yard, and large rainwater tank servicing the homestead.

At the heart of outdoor living is the stunning 8m x 4m\* heated below-ground pool, featuring saltwater and magnesium filtration with a striking waterfall feature. Positioned alongside the expansive undercover alfresco area, this space is an entertainer's dream and perfect for family enjoyment year-round.

Step inside from the alfresco and be instantly impressed by the standout Donnybrook stone fireplace, complemented by built-in shelving and cabinetry. This beautiful living space is overlooked by the well-appointed kitchen - designed to impress with a wide

**TYPE:** For Sale

**INTERNET ID:** 300P190308

### SALE DETAILS

**Offers Over \$1,349,000**

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Susan Kouw**  
0438 300 980

central island offering deep drawers and additional storage, a large electric oven with gas cooktop, dishwasher, butler's pantry, water filtration system, and abundant bench and cupboard space. Comfort is assured year-round with ducted air conditioning, ducted vacuum, and an electric hot water system with booster.

The home offers exceptional accommodation, featuring three generous minor bedrooms, all with quality carpets, ceiling fans, double built-in robes, block-out blinds, and elegant sheer curtains. A dedicated kids' retreat provides flexibility as a study, lounge, or multi-purpose space. The second bathroom includes a bath, with a separate toilet for convenience.

The master suite is a true retreat - grand in scale with double doors, quality drapes and sheers, sliding doors opening directly to the pool area. His and hers walk-in robes lead to a luxurious ensuite with double shower heads and a separate toilet.

Designed with family living in mind, the home offers three distinct living zones - a kids' retreat, a spacious family lounge, and a dedicated theatre room. The double garage features an automatic remote door, along with generator-ready capability for peace of mind.

Outdoors, the expansive lawned areas are perfectly set up to welcome visiting family and friends, with space for caravans and a 15-amp power outlet for added convenience.

## Internal Features

- 4 generous bedrooms, 2 bathrooms
- Grand master suite with double doors and luxury ensuite
- Quality window treatments and floor coverings throughout
- Three spacious living zones
- Large, welcoming kitchen with abundant storage
- Butler's pantry
- Oversized island bench with additional storage
- Built-in shelving and cabinetry
- Dedicated theatre room

## Outdoor Features

- Heated below-ground saltwater/magnesium pool
- Expansive undercover alfresco area
- Large, powered shed
- Solar panels
- Excellent fencing and gated access
- Tarmac driveway
- Bore with reticulation

- Established, well-maintained lawns and gardens
- Chook yard and woodshed
- Double garage with extra 2 course brick for extra height for 4WD ease & remote access

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980 [susan.kouw@elders.com.au](mailto:susan.kouw@elders.com.au)

**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 4.44 acres
- Bedrooms: 4
- Bathrooms: 2







