



95 Trigwell East Street, DONNYBROOK, WA 6239

HOME OPEN THIS SATURDAY 21st February 12:00pm - 12:30pm

SUBSTANTIAL AND SOLID ### FABULOUS FAMILY HOME ON LARGE LOT

Enjoying a wonderful, elevated position with views across Donnybrook to its famous rolling hills, this fabulous family home is situated on a substantial 1,821* sqm lot.

Facing north onto an appealing public park and playground, this property is neatly presented and offers immense potential in both the immediate and longer term.

Offering a very peaceful and practical lifestyle in an established Donnybrook enclave, it lies just minutes to our town centre, schools, recreation and community centres.

INTERIOR FEATURES

- 3 bedrooms, 1 bathroom, 2 toilets
- High ceilings and large windows throughout
- Entry foyer into two living zones

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P192647

SALE DETAILS

Offers Over \$699,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Kitchen offers a comfortable layout, free-standing range, full pantry, lovely views onto back garden
- Opens onto a dining room or informal family living space
- Light-filled front lounge, lovely bay window and views
- Soaring raked ceiling and feature brick walls
- Open with an additional dining, office or flexible space
- Bedrooms are in their own quiet wing
- Primary bedroom offers double, north-facing corner windows, built-in wardrobe
- Generous secondary bedrooms
- Substantial family bathroom, corner bath, separate shower
- Large laundry, second toilet, storage, external access
- Ducted air conditioning for year-round comfort
- Cosy wood stove
- Security screens

EXTERIOR FEATURES

- Rendered front facade, tiled roof
- Full-length rear undercover terrace
- Reticulated, grassed gardens with established trees
- Retaining walls to maximise utility of the sloping lot
- Carport situated under main roof
- Two driveways, heaps of off-road parking
- Rear access to double roller door shed, with power
- Additional garden shed
- Rainwater tank
- Solar hot water system
- Septic system, leach drain

Simply move in and enjoy 'as-is' or gradually add your own preferred style - this substantial and solid property will reward your family's vision for many years to come.

Shire of Donnybrook-Balingup Rates 2025/26: \$2,581.61*

Zoning: Residential R10

For further information and to arrange your viewing, please contact:

Angela Murphy 0438 310 315 angela.murphy@elders.com.au

Buyers Note: All measurements and dollar amounts are approximate only and generally marked with an asterix (*) for reference. Any boundaries marked on images are offered as a guideline only.

Buyers should complete their own due diligence, including a visual inspection of the property, prior to making an offer and should not rely on the photographs or written text in this advertisement to make a purchasing decision.

- Land Area 1,821.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Double carport







