



44 Peppermint Boulevard, COLLEGE GROVE, WA 6230

The Family Upgrade You've Been Waiting For!

Designed for comfort and functionality, this well-appointed home delivers generous proportions, multiple living zones and seamless indoor-outdoor flow—ideal for growing families or those who love to entertain.

At the heart of the home, a spacious open-plan kitchen offers ample bench space, extensive storage and a practical layout overlooking the main living and dining areas. The adjoining living room is warm and inviting, complete with a fireplace that creates a cosy focal point during the cooler months.

A second living area, perfect as a theatre or media room, provides flexibility for modern family living—ideal for movie nights or quiet retreat. A dedicated study zone further enhances the home's versatility, catering perfectly to those working or studying from home.

The functionality continues with a generously sized laundry featuring direct outdoor access, adding everyday convenience.

Outdoors, a large backyard offers plenty of space for children and pets, with scope for future enhancements. The covered alfresco area is perfectly suited for entertaining

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TYPE: For Sale

INTERNET ID: 300P193394

SALE DETAILS

Offers Over \$849,000

CONTACT DETAILS

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11 Stirling Street
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year-round, while the home's attractive street presence and welcoming double-door entry create a strong first impression.

Key Features:

- 4 spacious bedrooms, 2 well-appointed bathrooms
- Double car accommodation
- Expansive kitchen with ample storage and bench space
- Open-plan living and dining with fireplace
- Second living area or theatre room
- Dedicated study/home office space
- Large laundry with external access
- Covered outdoor entertaining area
- Generous backyard with future potential
- Attractive facade with double-door entry
- Convenient location close to parks and shopping centres

Offering space, flexibility and lifestyle convenience, this is a home ready to be enjoyed from day one.

Land Rates: \$3,243.86 per year*

Water Rates: \$1,313.53 per year*

Zoning: R20

Built: 2006

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





