



8 Harrison Way, WAROONA, WA 6215

Modern Living with Space, Style and Entertaining Excellence

Designed for modern living and effortless entertaining, this well-appointed home delivers space, comfort and functionality in equal measure. Step inside through the striking double front doors and you're welcomed by a thoughtfully designed layout featuring white tiled flooring that flows through the main living zones, enhancing the sense of light and openness.

At the heart of the home, a generous open-plan kitchen, dining and living area creates the perfect hub for everyday living. The kitchen offers ample bench space, a large island with sink, and seamless connection to the dining and family areas-ideal for both casual meals and hosting guests. The living room features a stylish tiled feature fire and reverse cycle air conditioning, complementing the ducted evaporative cooling that services the entire home for year-round comfort.

A dedicated theatre room provides the perfect retreat for movie nights or quiet relaxation.

The master suite is privately positioned and features two walk-in wardrobes (his & hers) along with a well-appointed ensuite showcasing a double-head shower. Additional bedrooms are fitted with built-in cupboards, offering practical storage solutions for the

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: 300P194202

SALE DETAILS

Offers Over \$895,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

whole family. The main bathroom is equally functional, complete with both a bath and separate shower to suit families of all stages.

The property also includes a 6x9m shed with a fully equipped kitchen, perfect for casual entertaining or hobbies. Side access ensures convenience for vehicles, trailers, or additional outdoor storage.

Outside, the home continues to impress with a large backyard-perfect for entertaining, kids and pets. The space offers flexibility for future enhancements while already providing a great setting for gatherings with family and friends.

Property Highlights:

- 4 bedrooms | 2 bathrooms
- Double door front entry
- White tiled flooring throughout main living areas
- Open-plan kitchen, dining and living
- Kitchen with large island bench and sink
- Separate theatre room
- Tiled feature fire in living area
- Air conditioning in main living space
- Master suite with ensuite and double-head shower
- Built-in sliding door cupboards throughout
- Main bathroom with bath and separate shower
- Open laundry with external access
- Expansive backyard ideal for entertaining

Offering space, versatility and a family-friendly layout, this home is ready to move in and enjoy.

Land Rates: \$2541.27-year

Water Rates: \$1603.19/year

Zoning: R12/30

Built: 2012

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 825.00 square metres
- Building Area: 206.00 square metres
- Bedrooms: 4

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.

- Bathrooms: 2
- Car Parks: 3







