



14 Leschenaultia Circle, DONNYBROOK, WA 6239

HOME OPEN THIS SATURDAY 11th April 10:00am - 10:30am

MELDENE MAGIC ### LARGE LOT, FABULOUS FAMILY HOME

Lying on a very generous 2,100* sqm (half acre!) lot, this is an outstanding opportunity to enter the prestigious and tightly held Meldene West.

Built by Summit Homes in 1998*, and featuring various recent upgrades, the super solid, double brick and steel home is complemented by a fabulous outdoor entertaining space, large shed, rainwater tanks and established gardens ### all set within expansive grounds.

INTERIOR FEATURES

- 4 bedrooms, 2 bathrooms
- Spacious, open-concept family living
- New kitchen! With a pantry and great storage
- Seamless kitchen, dining, living space ### and a winter wood stove

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: 300P194880

SALE DETAILS

Offers Over \$1,049,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Angela Murphy
0438 310 315

- Additional separate lounge
- Spacious primary bedroom with a lovely bay window, walk-in wardrobe, en suite bathroom
- Generous secondary bedrooms
- Family bathroom, including a separate bath
- Laundry, separate toilet, external access
- Ducted air conditioning, wifi control
- Solar hot water system

EXTERIOR FEATURES

- Established lawn and gardens, with reticulation
- Beautiful trees including a stunning Jacaranda out the front!
- Fabulous outdoor entertaining area
- Double, lockable garage
- Side access through to a large shed with power
- Various sheds
- Rainwater tanks
- Colorbond fences
- Septic system, leach drain
- Bore
- Close to Donnybrook golf course and a neighbourhood playground!

Meldene West is a sought after, family-friendly neighbourhood situated in a peaceful, separate enclave, just minutes north of the Donnybrook town centre.

Shire of Donnybrook Balingup Rates 2025/26: \$2,830.85*

Zoning: Residential R5

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 asterisk (*) 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 2,100.00 square metres

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- Bedrooms: 4
- Bathrooms: 2





