



## 69 Burleigh Drive, AUSTRALIND, WA 6233

### Modern Family Living with Theatre, Study Nook & Outdoor Entertaining

At the heart of the home, a light-filled open plan living, dining and kitchen area creates a welcoming hub, complemented by warm timber flooring and a practical layout ideal for everyday living and entertaining. The kitchen offers ample bench space and storage, connecting effortlessly to the main living zone.

For relaxed downtime, a dedicated theatre room provides the perfect retreat-complete with a cosy, enclosed feel ideal for movie nights or relaxing in peace.

The spacious master suite is well appointed with a walk-in robe and private ensuite, along with a reverse cycle air conditioner for year-round comfort.

Comfort is further enhanced throughout the home with ducted air conditioning and heating, in addition to the individual unit in the main bedroom. Freshly updated interiors feature new carpet throughout, and a full interior repaint, delivering a modern, move-in ready feel.

A versatile nook or home office space offers a light-filled setting with feature cladding, ideal for working from home, studying or creating a quiet retreat. The main bathroom is

**TYPE:** For Sale

**INTERNET ID:** 300P195123

**SALE DETAILS**

**Offers Over \$899,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

well designed with a separate bath and shower, catering to family living, while the laundry provides excellent functionality with outdoor access and ample bench and cupboard space.

Step outside to a covered alfresco area that flows to a well-sized lawn, ideal for entertaining, relaxing or family activities.

A standout feature is the expansive side access, providing excellent practicality for boats, caravans or additional vehicles, adding significant lifestyle flexibility. At the rear, a large powered shed further enhances the property's functionality, ideal for storage, hobbies or workshop use.

Additional features include a security system for peace of mind and solar panels to support energy efficiency and reduce ongoing running costs.

Completing the home is a secure double garage with direct internal access.

This well-rounded 4-bedroom, 2-bathroom residence delivers a strong balance of comfort, functionality and lifestyle appeal, making it an excellent choice for families, investors or those seeking a ready-to-move-into property.

#### Property Highlights:

- Private master suite with walk-in robe and ensuite
- Ensuite featuring large mirror and excellent storage
- Reverse cycle air conditioning to the main bedroom
- Dedicated theatre room for the ultimate movie experience
- Versatile nook/home office with feature cladding
- Main bathroom with separate bath and shower
- Located within short kms to schools
- Shopping centres within minutes away
- Ducted air conditioning and heating throughout the home for year-round comfort (in addition to split system in master)
- Fitted Security System

Land Rates: \$2911.11pa\*

Water rates: \$1361.57pa\*

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 764.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





