



## 1 Griffith Place, EAST BUNBURY, WA 6230

### Room to Move Inside and Out

Set on a generous block with an enclosed patio extension and a practical yard, this well-kept home offers space, comfort and everyday convenience in all the right places.

At the heart of the home, the kitchen has been thoughtfully designed with ample bench space and excellent storage, making meal prep and family living easy. A split system air conditioner adds year-round comfort, while the kitchen window overlooks the outdoor patio, creating a lovely connection to the entertaining area and backyard.

The living area is impressively sized, offering a welcoming central hub for relaxing or gathering with family and friends, complete with a ceiling fan for added comfort.

Accommodation includes well-proportioned bedrooms, with the main bedroom featuring its own split system air conditioner.

The bathroom is spacious and well presented, with a nicely sized shower and plenty of room to move.

**TYPE:** For Sale

**INTERNET ID:** 300P195465

**SALE DETAILS**

**Offers Over \$679,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

Stepping outside, the enclosed patio addition creates a versatile extra living or entertaining zone, ideal for enjoying the outdoors in comfort across the seasons.

The yard is a great size, offering secure space for kids, pets or gardening, with a handy clothesline adding everyday practicality.

A comfortable home with generous indoor and outdoor spaces, this is an excellent opportunity for families, first-home buyers or investors seeking value and convenience.

Conveniently located just moments from Eaton Fair Shopping Centre, with local schools, everyday amenities and public transport all close by.

Property Highlights:

- Spacious kitchen with ample bench space and excellent storage
- Kitchen window overlooking the enclosed patio area
- Split system air conditioning in the kitchen
- Large, comfortable living area with ceiling fan
- Main bedroom with split system air conditioning
- Ceiling fans to all bedrooms except one
- Generously sized bathroom with spacious shower
- Enclosed patio extension ideal for entertaining or extra living
- Great-sized yard with clothesline for everyday convenience
- Solid home with practical indoor and outdoor living spaces
- Ideal for families, first-home buyers or investors

Land Rates \$2,717.72pa\*

Water Rates \$1,313.55pa\*

Zoning: R15

Built: 1976

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 817.00 square metres
- Building Area: 120.00 square metres
- Bedrooms: 3
- Bathrooms: 1





