



31A Logue Street, WAROONA, WA 6215

Modern Comfort Meets Easy-Care Living

Modern, low-maintenance and designed for comfortable everyday living, this well-presented 4 bedroom, 2 bathroom home offers spacious open-plan living, practical features and an easy-care lifestyle in a convenient location.

At the heart of the home is the generous open-plan kitchen, living and dining area, creating a welcoming central space for families and entertaining alike.

The well-appointed kitchen features a large island bench with breakfast bar, ample storage, stainless steel appliances, gas cooktop and excellent bench space for everyday functionality. Featuring a reverse cycle air conditioning in the main living area ensures year-round comfort.

The spacious master suite is positioned privately and includes reverse cycle air conditioning, with a modern ensuite. The remaining bedrooms are all well-sized, making the home ideal for families, first home buyers or investors seeking a quality low-maintenance property.

The main bathroom offers both a separate bath and shower, while the practical laundry

TYPE: For Sale

INTERNET ID: 300P196698

SALE DETAILS

Offers Over \$619,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

includes direct outdoor access for added convenience. Neutral tones, tiled living areas and plenty of natural light create a fresh and modern feel throughout the home.

Step outside to the easy-care backyard featuring artificial turf, established garden beds and a paved entertaining area, providing the perfect low-maintenance outdoor space to enjoy all year round. The home also features solar panels with 3 x 4.8kVa solar storage batteries, along with shutters and enhanced security features for added efficiency and peace of mind. There are also handy side access and a garden shed for additional storage.

Property Highlights:

- Double remote garage with internal access
- Spacious open-plan living and dining layout
- Reverse cycle air conditioning to living area and master bedroom
- Well-appointed kitchen with large island bench
- Easy-care artificial lawn and low-maintenance gardens
- Neutral modern finishes throughout
- Close to local schools, shops and amenities
- Approximately 1.5 hours* drive to Perth
- Easy access to South Western Highway
- Ideal for first home buyers, downsizers or investors

Water Rates: \$1,643.28pa*

Land Rates: \$2255.52pa*

Strata Fee: Not applicable

Built: 2014

Zoning: R30

- Land Area 400.00 square metres
- Building Area: 136.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





