



## 20 Bridge Street, BOYUP BROOK, WA 6244

HOME OPEN THIS SATURDAY 30th May 10:00am - 10:30am

WELCOME TO NUMBER 20!

Perfectly positioned directly opposite the local primary school, this fantastic family property sits on a huge slightly elevated 1,495\* sqm (approx.) fully fenced\* block, offering space, convenience, and lifestyle.

Access is easy with dual driveways and two large gates, ideal for vehicles, trailers, or extra parking.

A standout feature is the impressive powered and concreted shed (built in 2015\*), measuring approximately 9m\* x 11.5m\*. It includes double roller doors at the front, plus a personal access door and window to the side, all complemented by a generous lean-to carport.

The welcoming entry leads to a small study on the left, perfect for working from home. Inside the home, you'll find three well-sized bedrooms, freshly painted & new carpet.

**TYPE:** For Sale

**INTERNET ID:** 300P196809

**SALE DETAILS**

**Offers Over \$469,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Susan Kouw**  
0438 300 980

The lounge is full of character, featuring high ceilings, original sash windows, and a charming tile fire with a striking cut-stone surround and external brick chimney. Comfort is assured year-round with split system air conditioning, ceiling fans, and modern downlights.

The updated kitchen and bathroom are both functional and stylish, offering ample cupboard space. The kitchen overlooks a fabulous, elevated deck with balustrading - the perfect spot to relax while watching the kids play on the expansive, lush green lawn below.

A second toilet is located off from the laundry, with ample amount of storage.

Outside, there's plenty of room for family living with established trees, a chook yard, and a classic "backyard cricket" sized lawn - just like the good old days.

Everything about this property says family living at its best.

Zoned: Residential R15

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980 [susan.kouw@elders.com.au](mailto:susan.kouw@elders.com.au)

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 1,495.00 square metre
- Bedrooms: 3
- Bathrooms: 1





