



11 Willmott Street, GEOGRAPHE, WA 6280

Charming Family Home Just Moments from Geographe Bay

Discover the perfect blend of comfort, convenience and coastal living in this charming three-bedroom, one-bathroom family home. Ideally positioned just an approximate five-minute stroll from the crystal-clear waters of Geographe Bay, this inviting property offers an enviable lifestyle in a highly sought-after location.

Whether you're searching for your forever home, a holiday getaway or a smart investment, this property presents outstanding value and exciting future potential. Set on a generous approx. 728sqm block, there's plenty of room for the family to enjoy, establish a flourishing vegetable garden, plant fruit trees, or simply let the kids and pets play. With the added possibility of constructing a second dwelling (subject to council approval), the options are plentiful.

Inside, you'll find three generously sized bedrooms and a spacious open-plan living and dining area that creates a warm and welcoming atmosphere. The functional kitchen is well equipped with a dishwasher and a 600mm stove and oven, making everyday living and entertaining a breeze.

A separate, spacious lounge provides the perfect place to relax in comfort year-round, complete with a reverse-cycle air conditioner for heating and cooling. For added convenience, the home also features a second toilet, ideal for busy families and when

TYPE: For Sale

INTERNET ID: 300P197872

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

Bunbury

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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.

entertaining guests.

Step outside to the beautiful timber-decked patio, an ideal setting for weekend barbecues, family gatherings and entertaining friends while overlooking the expansive backyard. After a day spent swimming or enjoying the beach, rinse off under the outdoor hot shower before relaxing outdoors. Convenient side access to the rear of the property adds further practicality, providing room for trailers, boats or additional vehicles.

Property Features:

- Charming three-bedroom, one-bathroom family home
- Additional second toilet
- Outdoor hot shower â## perfect after a day at the beach
- Approx. 728sqm block
- Approx. 5-minute walk to the crystal-clear waters of Geographe Bay
- Spacious open-plan kitchen, living and dining area
- Separate lounge with reverse-cycle air conditioning
- Well-appointed kitchen with dishwasher and 600mm stove/oven
- Newly appointed bathroom and laundry
- Beautiful timber-decked outdoor entertaining area
- Large backyard with plenty of space for children, pets, gardens or future improvements
- Side access to the rear of the property
- Potential to build a second dwelling (subject to council approval)
- Ideal for owner-occupiers, investors or holiday home buyers

This delightful coastal property offers the relaxed lifestyle you've been dreaming of, with beaches, parks and local amenities all within easy reach. Opportunities like this are becoming increasingly rare-don't miss your chance to secure a wonderful home in one of Geographe's most desirable locations.

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 728.00 square metres
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport



