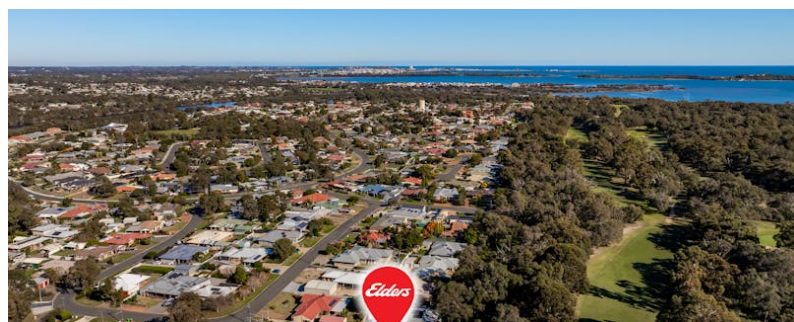
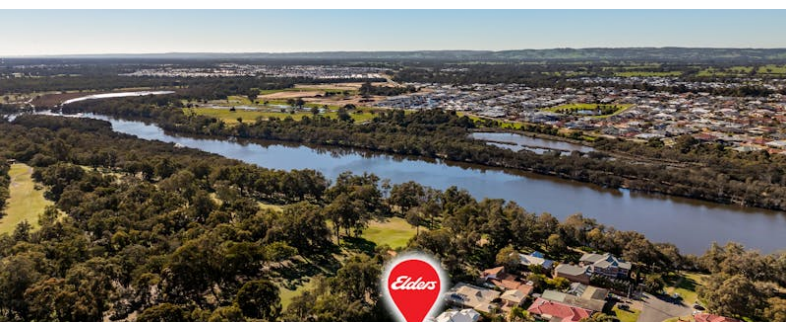




1 Sutton Court, AUSTRALIND, WA 6233

Grand Family Living with Golf Course & River Lifestyle

Welcome to 1 Sutton Court, Clifton Park

Guiding Price: From \$1,299,000

When it comes to grand family living, this is the property that truly stands apart. Privately positioned in a quiet cul-de-sac within the sought-after Clifton Park estate, this impressive double-storey residence backs directly onto the pristine Bunbury Golf Course and offers private golf cart access via a gate to the 4th fairway. Just 200 metres* from the picturesque Collie River, the home combines peaceful surroundings with an exceptional lifestyle.

Designed for both relaxed family living and effortless entertaining, the home boasts spectacular indoor and outdoor living spaces. Downstairs, the spacious covered patio with ceiling fan overlooks the sparkling heated 12-metre in-ground pool, surrounded by elegant frameless glass fencing. Upstairs, the expansive balcony captures stunning views across the Bunbury Golf Course, the Collie River and the pool below-creating the perfect place to relax and unwind.

TYPE: For Sale

INTERNET ID: 300P199148

SALE DETAILS

From \$1,299,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Karen King
0424 139 624

Adding incredible flexibility is the impressive 50m² powered timber and brick studio*, ideal as a granny flat, teenager's retreat, home office, gym or creative space.

In 2019, the home underwent extensive upgrades throughout. The spacious kitchen offers ample cupboard and storage space, while the master ensuite and downstairs bathroom have been tastefully renovated. The interior has been freshly painted, and double-glazed windows throughout enhance comfort and energy efficiency. Security screens have been installed on all external doors, along with a security camera system for added peace of mind. Comfort is assured year-round with six split-system air conditioners, a gas log heater and a 300-litre* solar hot water system.

Outside, you'll appreciate the heated swimming pool with solar heating, frameless glass pool fencing, new boundary fencing to the driveway and rear, plus a new pool filter and chlorinator-allowing you to simply move in and enjoy.

Property Features:

- 962m² block
- Built in 1982
- Four generous bedrooms
 - . Master suite with dressing room, built-in robes and renovated ensuite
 - . Three additional bedrooms, all with built-in robes
- Three bathrooms, each with its own toilet
- Spacious lounge, dining, family and informal meals areas
- Spacious kitchen with ample cupboards and storage
- Double lock-up garage with internal access to the pool room and built-in bar
- Side access for boats, caravans or additional vehicles
- Heated 12-metre in-ground swimming pool with solar heating
- Large 6m x 5m* covered patio overlooking the pool
- Expansive upstairs balcony with golf course and river views
- 50m² powered granny flat, studio or teenager's retreat*
- Six split-system air conditioners
- Gas log heater in the lounge
- Double-glazed windows throughout
- Security screens to all external doors
- Security camera system
- 6.6kW* solar power system
- Upgraded switchboard with three-phase power
- 300-litre solar hot water system*
- Powered shed

- Freshly painted internally and externally
- Pool room with built-in bar
- Frameless glass pool fencing
- New fencing to the driveway and rear boundaries
- New pool filter and chlorinator
- Private gate with golf cart access to Bunbury Golf Course

Convenient Location

- 200m* to the Collie River
- Direct access to Bunbury Golf Course
- 650m* to Clifton Park Primary School
- 5.3km* to Eaton Fair Shopping Centre
- 5.7km* to Australind Village Shopping Centre
- 6.8km* to Australind Primary School
- 7.2km* to Australind Senior High School

Offering a rare combination of space, privacy, premium upgrades and an enviable golf course lifestyle, this exceptional residence is perfectly suited to growing families, avid entertainers or those seeking a peaceful retreat with every modern convenience.

For your private inspection, contact Karen King on 0424 139 624. Homes of this calibre in Clifton Park are rarely offered to the market-don't miss this exceptional opportunity.

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

Other features: 3 Phase Power, Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 911.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- 4 car garage
- Ensuite







