

**11 Willoughby Street, South Bunbury, WA 6230**



**Sold House**

Wednesday, 10 April 2024

11 Willoughby Street, South Bunbury, WA 6230

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 956 m2**

**Type: House**



Jay Standley  
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**\$625,000**

Welcome to 11 Willoughby Street, South Bunbury! This charming 1960s-built residence, beautifully renovated to blend classic charm with modern comfort, perfectly nestled on a generous 956m<sup>2</sup> allotment in a quiet cul-de-sac. Boasting three bedrooms, with new built-in robes, and a separate study/ multipurpose living space, this home presents ample space for families or professionals seeking versatility. Step inside to discover the elegance of polished timber floors accentuated by high ceilings, adding a touch of timeless sophistication to the living spaces. Two split-system air conditioners ensure year-round comfort in this north-south facing property, maximizing sunlight exposure throughout the day. Outside, a single car garage and side access offer practicality. The large backyard, perfect for entertaining and children, complements the property's peaceful location in a quiet cul-de-sac. One of the standout features of this property is the external games room with a kitchenette, offering potential as a partial granny flat for extended family or guests. This versatile space adds an extra dimension to the property, perfect for entertaining or accommodating guests in style. For those with hobbies or storage needs, a substantial 10m x 5m powered shed/garage is ideal for a workshop or storing outdoor equipment. Located in the heart of South Bunbury, this property enjoys close proximity to schools, shops, parks, and the picturesque beach, ensuring a lifestyle of convenience and coastal charm. Don't miss the opportunity to make this delightful property yours. \*\*\*\*Call Jay Standley to register your interest on 0400 074 447\*\*\*\*

Features: - 956sqm Block- 3 Bedrooms & 1 Bathroom with additional toilet- Living Area with separate study- Polished timber floors- High ceilings- 2 x Split system air-conditioning- Single lock up garage or large 10m x 5m powered workshop (Shed is built into the back of the garage) - Automatic reticulated gardens- External Games room / Granny Flat with kitchenette- Connected to natural gas- Close to schools, shops and beach

Near By: 500m to Bush Kids Child Care & Early Education 750m to Mangles Corner Store 800m to Mangles playground 1.5km to Adam Road Primary School 1.7km to Newton Moore Senior High School 1.7km to Beach 1.8km to Big Swamp Reserve 2.4km to Parks Shopping Centre

Shire Rates: \$2386.46 Water Rates: \$1250.27 Connected to sewerage

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