

**18 Elliott Street, Donnybrook, WA 6239**

*Elders*

## House For Sale

Tuesday, 13 February 2024

18 Elliott Street, Donnybrook, WA 6239

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 801 m2

Type: House



Angela Murphy  
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## ALL OFFERS INVITED

**SPACIOUS FAMILY HOME WITH BEAUTIFUL VIEWS** Discover the perfect family haven at 18 Elliott Street, Donnybrook. This double brick residence offers a spacious and comfortable lifestyle, set on a generous 801m<sup>2</sup>\* block with lovely views. With 4 bedrooms, 2 bathrooms, and a study, this home has all the space your family needs. Key Features:- 4 Bedrooms, Including a Main Bedroom with Ensuite, heated spa and Walk-In Robe- Open Plan Kitchen, Dining, and Living Areas- Formal Lounge- Study, Ideal for a Home Office- Cozy Fireplace for Warmth and Ambiance- Reverse Cycle Air Conditioning for Year-Round Comfort- Drive-Through Garage Leading to a Workshop- Low-Maintenance Gardens for Easy Care, fully reticulated.- Located in a Quiet Cul-de-Sac with Peaceful Views- Heat Pump Hot Water System for Efficiency

The open-plan kitchen, dining, and living area creates a welcoming space, complete with a fireplace for cozy evenings. Stay comfortable year-round with reverse cycle air conditioning and a ceiling fan. The main bedroom is a retreat with an ensuite, walk-in robe, air conditioner (cooling only), and fan. The minor bedrooms also feature built-in robes, providing ample storage for the family's needs. For those with a passion for DIY projects or hobbies, the drive-through garage leads to a convenient workshop space. The easy-care gardens are designed for minimal maintenance, allowing you to enjoy your leisure time. Situated in a quiet cul-de-sac, this home offers a peaceful environment with lovely views to enhance your everyday living experience.

Shire of Donnybrook-Balingup 2023/2024 Rates: \$2,192.61\* pa  
Zoned: Residential R20  
For further information or to arrange a viewing, please contact Angela Murphy 0438 310 315  
angela.murphy@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.