

**23 Duncan Loop, Millbridge, WA 6232**

**Sold House**

Monday, 14 August 2023



23 Duncan Loop, Millbridge, WA 6232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 619 m2**

**Type: House**



Tim Cooper  
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## Contact agent

Introducing this beautiful four-bedroom, two-bathroom home in the family friendly estate of Millbridge. Located close to Eaton Fair Shopping Centre and local primary and secondary schools, this home is in a desirable location for families. This home boasts spaciousness, with an open plan kitchen, living and dining, three large secondary bedrooms with built in robes, spacious master bedroom with an ensuite and a separate theatre. Additionally, with two undercover patios and plenty of grassed area this home is great for entertaining. Surrounded by beautiful community parks and walking trails, you are sure to create unforgettable memories with your loved ones and make this your forever home. You don't want to miss out on this opportunity to reside in the ever-growing popular estate of Millbridge. For more information or to arrange a private viewing, call exclusive selling agent, Tim Cooper, today.

**PROPERTY FEATURES**  
Spacious master bedroom with separate his / her walk in robes and reverse cycle A/C  
Open plan kitchen, living and dining with wooden look flooring  
Spacious kitchen with large walk in pantry and access through garage  
Three roomy secondary rooms with built in wardrobes  
Second bathroom with shower and bath  
Cozy theatre room with double doors  
Practical laundry with plenty of storage and bench space  
Large outdoor area  
Two undercover patios – one on each side of the house  
Garden shed  
Well looked after, low maintenance yard  
Double garage with roller door  
Side access

**LOCATION FEATURES**  
Glen Huon Primary School – 2.3km  
Eaton Recreation Centre – 3.1km  
Eaton Fair Shopping Centre – 3.4km  
Treendale Shopping Centre – 4.6km  
Bunbury Farmers Market – 7.7km  
Built: 2011  
Land size: 619m<sup>2</sup>  
Land rates: \$2528.26 approx. P/YR  
Water rates: \$1525.99 approx. P/YR