

**26 Winthrop Avenue, College Grove, WA 6230**

**Sold House**

Friday, 25 August 2023



26 Winthrop Avenue, College Grove, WA 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 745 m2**

**Type: House**



Tim Cooper  
0897800555

## Contact agent

Presenting 26 Winthrop Avenue, College Grove – This four-bedroom, two bathroom family home plus study is situated on a 745m<sup>2</sup> parcel of land and is just 5 minutes away from Hospitals, The Parks Centre, Manea College and the Bunbury Tafe. The open plan design offers an inviting space for the whole family as well as the spacious patio area, that is perfect for summer BBQ's & entertaining. This property is the perfect place to call home. So why wait? For more information or to arrange a private viewing, contact exclusive selling agent Tim Cooper today!

**PROPERTY FEATURES** Elevated views from the front porch, perfect for those afternoon sundowners Ducted reverse cycle air conditioning Freshly painted throughout and new carpet to the front living areas Double lock up garage Master bedroom with walk in robe & ensuite Separate lounge / formal dining area Open plan kitchen, family, meals & games area Huge kitchen featuring stainless steel appliances, ample bench & cupboard space plus room for a double fridge Three secondary queen-sized bedrooms plus additional study/home office Functional main bathroom with separate bath & shower Large patio area perfect for entertaining Low maintenance backyard with garden shed

**LOCATION FEATURES** Dalyellup Primary – 5km Manea Senior College – 3.1km Bunbury Hospital – 1.9km Parks Centre – 3.0 km Bunbury CBD – 6.7km Built: 1994 Land size: 745m<sup>2</sup> Land rates: \$2683.54 approx. P/YR Water rates: \$262.70 approx. P/YR Sewerage rates: \$1250.27 approx. P/YR Zoned: R20