

**4 Clematis Lane, Glen Iris, WA 6230**

**Sold House**

Friday, 27 October 2023



4 Clematis Lane, Glen Iris, WA 6230

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 585 m2**

**Type: House**



Tim Cooper  
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## Contact agent

Looking for a four-bedroom family home with a great outdoor area? Look no further than this stunning property, complete with a large two-sided patio perfect for entertaining and relaxing. Located in the beautiful Glen Iris on a 565m<sup>2</sup> block sits this well presented home. Suitable for a family, investor or first home buyer this home boasts many great features and is a great opportunity to enter the market. The highlight of this property is by far the location, being close to many schools, shopping centres, parks, and walking distance to the very popular Bunbury Farmers Market. This home is equipped with everything you need to live comfortably including four generously sized bedrooms, open plan living, outdoor shed, double garage, and carport! Ready for you to move in now, so why wait? For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**PROPERTY FEATURES**  
Four-bedroom, two-bathroom home  
Carpeted front lounge  
Open plan living with split system A/C  
Kitchen with fridge recess, double sink, pantry & shopper's access  
Master bedroom with ceiling fan & ensuite  
Main bathroom with shower & bath  
Great sized laundry with room for washer & dryer  
Large two-sided patio 3m x 4m approx. shed  
Eaves tank  
Double garage/carport  
Low maintenance yard

**LOCATION FEATURES**  
Grace Christian School – 650m  
Bunbury Farmers Market – 800m  
Bunbury Catholic College – 6 min drive approx.  
Bunbury Forum Shopping Centre – 7 min drive approx.  
Eaton Fair Shopping Centre – 5km  
Built: 1999  
Land size: 585m<sup>2</sup>  
Land rates: \$2478.00 approx. P/YR  
Water rates: \$262.70 approx. P/YR  
Sewerage rates: \$1250.27 approx. P/YR