



30 Pennyworth Ramble, West Busselton



OPPOSITE BUSHLAND PLUS ROOM FOR A CARAVAN AND BOAT!

Perfectly positioned in a highly sought-after location directly opposite a beautiful bushland reserve, this immaculately presented modern family home offers an exceptional combination of space, functionality and privacy, complemented by tranquil natural surrounds.

Built in 2015 with a considered contemporary design, the home features four bedrooms, two bathrooms, a separate study, dedicated theatre room, inviting alfresco area and established gardens. Positioned on a corner block, the property also provides excellent side access for cars, boats and caravans.

Tinted front windows capture uninterrupted views across the road to the bushland reserve, creating a peaceful and private outlook. The home has been freshly painted, all new carpet plus new blinds and curtains throughout, a whole-house water filtration system, recently installed solar power and solar/gas hot water.

4 2 2 566 m²

Price Offers Over
\$980,000

Property Type Residential

Property ID 1523

Land Area 566 m²

Floor Area 178 m²

INSPECTION TIMES

Sat 17 Oct, 12:00 PM - 12:45 PM

AGENT DETAILS

Matilda Downard - 0429960431

OFFICE DETAILS

Umbrella Realty
1/98 Stirling Street East Bunbury
WA 6230 Australia
(08) 9779 9990

The property is conveniently located within walking distance of four schools, the local Leisure Centre and the beach, while the City Centre is approximately four minutes away by car.

With a strong rental history and an estimated rental value exceeding \$1,000 per week, the property also represents an outstanding opportunity for investors seeking a quality addition to their portfolio.

Designed for Easy Family Living

- Spacious open-plan kitchen, living and dining area forming the central hub of the home
- Well-appointed galley-style kitchen with generous scullery, 900mm gas cooktop, 900mm electric oven and breakfast bar
- Freshly painted interiors with new blinds and curtains throughout
- New carpets throughout
- Jarrahdale fireplace
- Neutral, timeless décor and well-maintained finishes
- Whole-house water filtration system
- Split-system air conditioning to the main living areas
- Durable, family-friendly flooring
- Generously proportioned master suite filled with natural light, complete with built-in robe and ceiling fan
- Three additional bedrooms, each with built-in robes and ceiling fans
- Separate study, ideal for working from home or completing homework
- Dedicated theatre room privately positioned off the main living area
- Recently installed solar power and solar/gas hot water
- Tinted front windows overlooking the bushland reserve

Entertain, Relax & Enjoy Outdoors

Set on a generous 566sqm corner block in a quiet, leafy setting, the outdoor areas are equally impressive.

- Paved alfresco area overlooking low-maintenance gardens, ideal for entertaining
- Excellent side access with ample room for a boat, caravan and trailer
- Reticulated lawns with plenty of space for backyard cricket, football and family activities

- Established, low-maintenance gardens
- Established fruit and avocado trees
- Rear workshop
- Quiet corner position surrounded by established trees
- Directly opposite a beautiful bushland reserve, providing a peaceful outlook and a strong sense of space

Whether you are seeking a quality family home in a convenient location or a proven investment with strong rental appeal, this property warrants your inspection.

Properties offering this level of space, versatility and convenience are highly sought-after and are expected to attract strong interest.

Please note: Home Opens are by registration only. Please register your attendance before the advertised inspection time to ensure access and receive any updates regarding the property.

For more information or to arrange a viewing, please contact Matilda on **0429 960 431**.

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Please note that some photographs have been digitally enhanced for marketing purposes.

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