



40 Elinor Bell Road Leschenault, WA

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## Surround yourself with nature

Nestled in Leschenault on a 4401m2 bush block and conveniently located close the estuary, is this great 3-bedroom 2-bathroom home.

Featuring a good-sized kitchen with new stainless-steel oven and cooktop overlooking an open plan living and dining area with wood fireplace, and French doors that open out to the verandah area. The master suite includes a walk-in robe and ensuite and the two minor bedrooms each have built in robes.

Outside you will find a big workshop and a large sized patio complete with timber decking that overlooks the bush.

Features:

For more details please visit :  
<https://www.summitbunbury.com.au/5212136>

**Price:** Offers over \$450,000

**Council Rates:** \$1,904.24/year (approx)

**Water Rates:** \$257.90/year (approx)



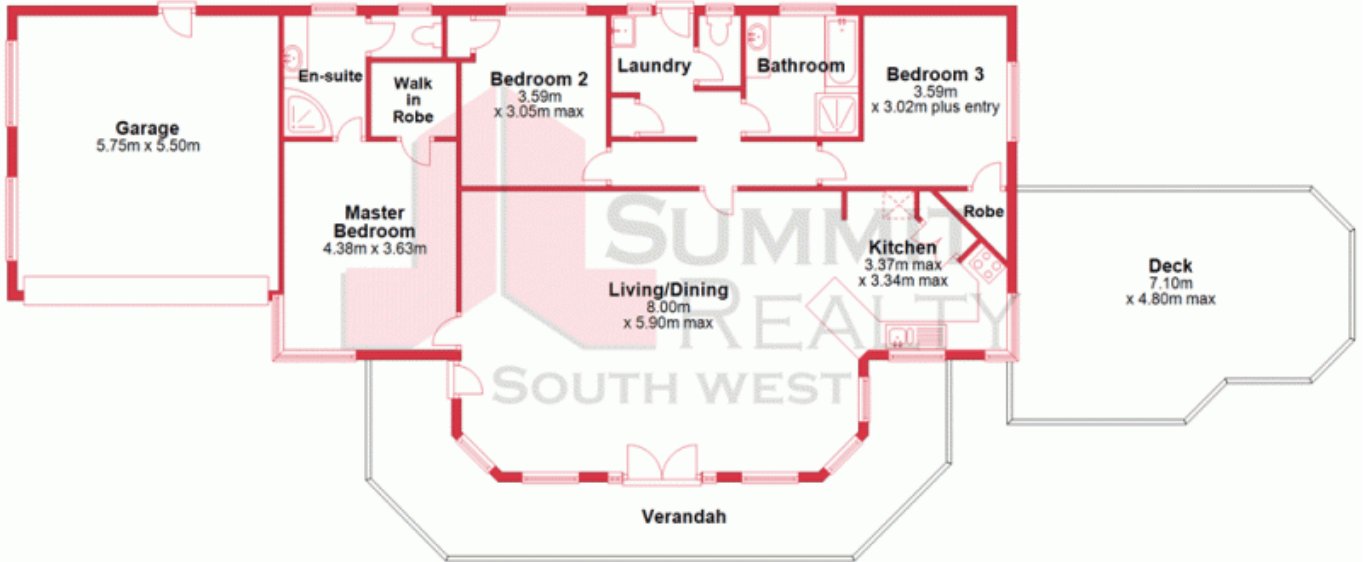
**Lorraine Grassie**



**Adrian Triplett**

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### Ground Floor



This plan has been prepared for marketing purposes only. Whilst every care is taken in the production of this plan, measurements, angles and positioning of doors/windows may not be accurate. Interested parties are strongly advised to undertake their own checks when establishing the suitability for furniture etc. Not To Scale.  
Plan produced using PlanUp

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