

1/23 Casuarina Drive, Bunbury, WA 6230



Unit For Sale

Tuesday, 19 December 2023

1/23 Casuarina Drive, Bunbury, WA 6230

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Area: 102 m2

Type: Unit



Carlos Garcia

OFFERS FROM \$495,000

This beautifully presented ground floor executive unit is conveniently located within only 200 meters of the Marlston Waterfront, Koombana Beach and The Port! The complex is surrounded by some of Bunbury's most picturesque beaches and waterways, as well as the iconic Marlston Hill Lookout. Property Features Include: 2x king sized bedrooms with built-in mirrored robes, open plan living-to-alfresco design, 10 foot ceilings throughout, feature walls, neutral tone paint and décor, vinyl plank flooring and carpeted bedrooms, well appointed galley style kitchen with stainless steel appliances, servery, gas cooktop, dishwasher, reverse cycle air conditioning, internal laundry, updated hot water system, downlights, roller blinds and curtains, louvered windows, back-to-base alarm system, 2x separate toilet rooms, ensuite off the main with bathtub, large private alfresco area with natural air flow, feature external privacy blinds and screens, clothesline area and separate external access via master bedroom. This unit is allocated 2x secure parking spaces inside the gated parking lot and they are conveniently located within meters of back door and kitchen - perfect for a quick grocery delivery. A generous 2m x 2m x 2.5m private storage room is also included, and the unit has direct ground floor access to Stingray Pass from the alfresco area. Bunbury CBD and all town services are within an easy stroll of the complex, as well as The Bayview Tavern situated directly on the waterfront. A truly marvellous location to call home. CRITICAL INFORMATION SUMMARY
Gross allotment - 170 m²
Floor plan size - 102 m²
Year - 2006
Lot/Plan - 1/S049311
Volume/Folio - 2630/454
Council Area - Bunbury
Land Use - Home Unit
Development Zone - Special Use
NBN - Fibre to the node
Rates: \$2,471.04 per annum 2023/2024
Water Rates: \$213.59 (Inc usage 2 months)
Strata Fees: TBA
Rental Appraisal: \$620.00 to \$650.00 per week
Rental Yield: Up to 6.8% (\$650.00pw @ \$495,000 purchase price)