

1 Teeluk Road, Carey Park, WA 6230

House For Sale

Tuesday, 23 April 2024



1 Teeluk Road, Carey Park, WA 6230

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 791 m2

Type: House



Tim Cooper
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From \$470,000

Introducing 1 Teeluk Road, Carey Park! This charming 1958 built timber home, is nestled on a prime 791sqm corner block and is located in a fantastic pocket of Carey Park and convenient to essential amenities including schools, shopping, Bunbury Trotting Track and sporting grounds. Simply bursting with potential, it's rare to see a timber home in such great condition and this well maintained property offers Buyers not only a comfortable residence but also promising opportunities for future development, with the existing dwelling well positioned to be retained and subdivide the fenced off land facing Teeluk Road (subject to Council Approval). Consisting of 3 bedrooms and 1 bathroom the home exudes space and warmth and displays all the timeless features you would expect from a great character home including high ceilings and stunning jarrah floors. Step inside to discover the welcoming ambiance with a spacious light filled lounge area and upgraded kitchen, complete with dishwasher which overlooks the separate meals area providing a great space for family gatherings. With ceiling fans to bedrooms, wood fire in the lounge, and split system air conditioner to main living areas this home provides modern conveniences to ensure year round comfort. Don't miss this rare opportunity to own this fantastic property offering both immediate comforts and long-term potential. Whether you're seeking a family home or an astute investment, this property ticks all the boxes. Contact Tim Cooper today to arrange your viewing.

PROPERTY FEATURES
3 spacious bedrooms
Neatly presented bathroom with separate shower and bath
Generous size lounge room
Updated kitchen with modern conveniences including dishwasher
Reverse cycle air conditioning for year-round comfort
Ceiling fans in bedrooms
Security screens and doors for peace of mind
Enclosed rear yard, offering privacy and security
Single carport providing convenient off-street parking
Additional fenced side yard, approximately 300sqm, ideal for potential subdivision
Subdivision potential (subject to council approval) maximizing investment opportunities
Currently occupied by excellent long-term tenants, providing a rental income of \$465 per week until February 2025

LOCATION FEATURES
Carey Park Primary School - 550m
Newton Moore Senior High School - 3.6km
Parks Centre - 5.0km
Bunbury CBD - 9.6km
Built: 1958
Land size: 791m²
Land rates: \$1995.27 approx. P/YR
Water rates: \$1250.27 approx. P/YR
Zoning: R20/30 – Low Med Density Res