

109 Stirling Street, Bunbury, WA 6230

Sold House

Friday, 13 October 2023

109 Stirling Street, Bunbury, WA 6230

Bedrooms: 3

Bathrooms: 2

Type: House



James Mort
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Contact agent

Located in one of Bunbury's Premier locations, offering uninterrupted views of the Leschenault Inlet and East Bunbury foreshore, this property presents an exceptional opportunity for an exclusive lifestyle that is unique to the properties situated in this sought-after Stirling Street Heritage Precinct in East Bunbury. This charming federation style character home circa 1938 boasts high ceilings, jarrah architraves, skirtings and windowsills to the main part of the house, stylised plaster ceiling rose to formal lounge and ceiling fans in formal lounge and master bedroom. It has 3 bedrooms, 2 bathrooms & 2 toilets, a very spacious kitchen with an abundance of cupboard and bench space, two large separate living areas all combining to create a very comfortable home with a lovely ambience throughout. The property features spectacular views of the estuary Inlet and foreshore walkway/cycleway from both the formal lounge with its feature windows and the huge east-facing sunroom, similarly with an abundance of windows right the way around taking full advantage of those iconic inlet and foreshore views and the morning sunlight. The master bedroom, with high ceilings, walk-in robe and ensuite, also offers those beautiful inlet views from both the bedroom and ensuite with large feature windows. The good-sized en suite consists of a shower, bath, toilet and vanity. Both minor bedrooms are of good size; one has a built-in robe. Step out onto the front veranda and again you will be knocked out by those wonderful water views. This is the perfect place for entertaining and family gatherings or to enjoy your morning coffee and paper or your favourite tippie after a hard day. The lovingly cared for garden with its lovely rose bushes makes for the perfect surroundings, and those views never get old. If you're feeling like a stroll you can take advantage of the properties close proximity to either the CBD, which is within walking distance, or just a few minutes in the other direction to the Parade Hotel or The Happy Wife cafe for a coffee or a meal. You could also choose to walk across the road and put in a drop net for some crabs in season. Another major feature of the property is its large 9m x 8m garage workshop with a high ceiling and ample room for parking, both inside and outside. The corner block position of the property allows for easy parking and access. There are solar panels on the top of the garage taking full advantage of the properties North South East orientation. The 686m² lot size of the property is zoned R15 /40 and with the property's double frontage due to its corner location presents the possibility for subdivision subject to council approval. Other features include ducted evaporative air conditioning, gas storage hot water system, reticulated lawns and gardens and ducted vacuum system. This is a fantastic opportunity to buy into one of Bunbury's most sought after locations. Properties in this location come along so rarely, so make time to view this lovely property. Viewing is by private inspection. Call Exclusive Representative James Mort to arrange a time to view. on 0409 688 295 James Mort 0409 688 295 Other Features : - Original cottage built Circa 1938.- 3 Bedroom 2 Bathroom 2 Toilets - Estuary views from lounge, sunroom, master bedroom, and ensuite- Ducted evaporative air conditioning- North facing front veranda with estuary views- East-facing sunroom enjoys morning light - Large built-in linen cupboard - Walk-in robe and ensuite off the master bedroom- Huge double garage with remote roller doors- Fully reticulated gardens and lawns- Solar panels on garage- Gas storage hot water system- Easy walking distance to shops and CBD- Close to the boat ramp- Close to primary school LOCATION FEATURES NEARBY (APPROXIMATE DISTANCES) Directly opposite East Bunbury Foreshore walk/way Centre Point Shopping Centre - 900m Parade Hotel - 700m Queens Gardens playgrounds - 750m Cooina Primary School - 1klm Rose Hotel - 1.3klm Extension Restaurant Back beach - 2.3klm Built: Circa 1938 Land rates \$2661.09 approx. P/YR Water Service fee 269.28 P/YR not including consumption Sewerage rates \$1281.50 approx. P/YR