

**13A Woonnar Street, Carey Park, WA 6230**

**House For Sale**

Friday, 10 May 2024



13A Woonnar Street, Carey Park, WA 6230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 279 m2**

**Type: House**



Tim Cooper  
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**From \$395,000**

Introducing this charming 3 bedroom, 2 bathroom home that offers the perfect blend of comfort and convenience with plenty of potential for first home buyer or investors. Convenience is at the forefront of this residence only being a short distance from local amenities including schools, shopping centers and parks. Don't miss the chance to make it yours! For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

**PROPERTY FEATURES YOU'LL LOVE**  
Low maintenance lawns & gardens  
Double remote garage  
Open plan kitchen, living & meals featuring wooden flooring  
Modern functional kitchen  
Master bedroom with double wardrobe and ensuite  
Two secondary bedrooms with built in robes  
Main bathroom with bath & separate shower  
Low maintenance outdoor patio area for entertaining all year round

**LOCATION FEATURES**  
Carey Park Primary School – 1.2km  
Newton Moore Senior High School – 3.9km  
Parks Shopping Centre – 2.7km  
Bunbury CBD – 3.7km  
Built: 2012  
Land size: 279m<sup>2</sup>  
Land rates: \$2196.40 approx. P/YR  
Water rates: \$262.70 approx. P/YR  
Sewerage rates: \$1250.27 approx. P/YR\*

**Rental appraisal:** After careful consideration of the current rental market, we believe that the above property could attain a rental return of \$530 - \$580 per week. Please note this is not a sworn evaluation and the price is subject to change with market conditions and rental demand at the time of marketing.