

**2/42 Balgore Way, Carey Park, WA 6230**

**Sold House**

Wednesday, 11 October 2023



2/42 Balgore Way, Carey Park, WA 6230

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Area: 427 m2**

**Type: House**



Tim Cooper  
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**\$235,000**

New to the market is this neat and tidy one bedroom, one bathroom unit. This well-presented unit is extremely low maintenance and is a great investment opportunity for investors looking to add to their portfolio. Perfectly located and central to the CBD and all other amenities, this unit boasts the perfect lock and leave lifestyle. The well-appointed kitchen has split system air conditioning for comfort all year round and the combined bathroom laundry has great use of space. Outside is your own private backyard with an undercover patio. For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**PROPERTY FEATURES**  
Single carport  
Front verandah  
Kitchen/dining with split system A/C  
Polished floorboards  
New flooring to bedroom  
Shared bathroom/laundry  
Patio  
Large backyard, low maintenance front yard  
Solid rental history

**LOCATION FEATURES**  
Safe location within established area  
Bunbury IGA – 500m  
Bunbury Catholic College – 900m  
Bunbury Forum Shopping Centre – 1.9km  
Bunbury Farmers Market – 5 min drive approx.  
Bunbury CBD – 6 min drive approx.  
Built: 1957  
Land size: 427m<sup>2</sup>  
Land rates: \$2001.86 approx. P/YR  
Water rates: \$262.70 approx. P/YR  
Sewerage rates: \$758.36 approx. P/YR  
Zoned: R20/30