

**2/7 Elmbank Close, South Bunbury, WA 6230**



**Sold House**

Saturday, 17 February 2024

2/7 Elmbank Close, South Bunbury, WA 6230

**Bedrooms: 3**

**Bathrooms: 2**

**Type: House**



Jay Standley  
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**\$540,000**

Welcome to 7 Elmbank Close, South Bunbury – an exceptional opportunity awaits you with not just one, but two modern units built in 2006 by Ventura Homes on the same block. These units are available for purchase either together or separately, providing a unique investment or living opportunity. Unit 1, a spacious retreat with 4 bedrooms and 2 bathrooms, offers the ideal space for comfortable living. The main bedroom includes an ensuite and a walk-in robe, providing a private sanctuary. The open plan living area, lounge, and reverse cycle air conditioning create an inviting atmosphere, while the solar panels and natural gas connectivity add efficiency and sustainability. Outside, a neatly enclosed courtyard with a reticulated garden and a double car garage complete the picture. Unit 2 is equally appealing, featuring 3 bedrooms and 2 bathrooms. The main bedroom boasts its own ensuite, adding a touch of luxury. The open plan living area, lounge, reverse cycle air conditioning, and natural gas connectivity ensure comfort and convenience. The entertaining area and fully reticulated gardens and lawn make outdoor living a breeze. This property not only offers a great investment opportunity that you can keep a close eye on or the chance to reside near parents or children. Whether you choose to invest in both units for a dual-income property or select one for your own residence, 7 Elmbank Close presents a unique chance to secure modern, well-designed living spaces in a sought-after location close to schools, parks and the beach. \*\*\*\*Call Jay Standley to register your interest or to book a viewing \*\*\*\*

**Property Features:-** 2 units built in 2006 by Ventura- Unit 1: 4 bedrooms & 2 Bathrooms- Unit 2: 3 Bedrooms & 2 Bathrooms- Reverse cycle A/C to both units- Connected to natural gas- Low maintenance automatic reticulated gardens - Double garages to both units

**Nearby:** 1.8km Adam Road Primary School 2.1km Bird Park 2.1km Beach 2.2km Bunbury City Plaza Shopping Centre 3.8km Bunbury City Centre

**Zoning:** R30 **Block size:** 1068sqm **Land rates:** Unit 1: \$2678.63 Unit 2: \$2539.03 **Water rates:** Unit 1: \$1250.27 Unit 2: \$1250.27