

**21 Xavier Street, Carey Park, WA 6230**

**House For Sale**

Tuesday, 2 April 2024



21 Xavier Street, Carey Park, WA 6230

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 911 m2**

**Type: House**



Tim Cooper  
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## UNDER OFFER

Nestled on a generous 911m<sup>2</sup> block, this charming two-bedroom, one-bathroom home presents a unique opportunity for those looking to invest in the future while enjoying the comforts of a cozy living space. With its expansive yard, the property holds immense potential for development, whether you dream of expanding the current dwelling or exploring subdivision possibilities (STCA). Step inside and you'll find a warm and inviting interior that immediately feels like home. The layout efficiently utilizes the space, offering a comfortable living area that flows into a functional kitchen. The two bedrooms are well-sized and share access to the central bathroom, complete with all the necessities. A renovated, modern kitchen adds a touch of class to this charming home. Location is key, and this property does not disappoint. Situated just moments away from essential amenities – schools, shopping centres, parks, and public transport are all within easy reach. Don't miss out on the chance to make this house your home or to unlock its development potential. This property has the potential to retain the existing house and subdivide the backyard. The rental estimate is \$400-\$450 per week, making this an attractive investment. For more information or to arrange a private viewing call exclusive selling agent Tim Cooper today!

**PROPERTY FEATURES YOU'LL LOVE:** Low maintenance front yard Renovated kitchen and dining area Spacious living room Two spacious bedrooms Split system air conditioning to mast bedroom and lounge/dining area Massive backyard Garden shed Side access

**LOCATION FEATURES NEARBY:** Bunbury Catholic College – 1.2km Bunbury Forum – 2.4km Parks Centre – 2.6km Bunbury Turf Club – 3.1km Hay Park – 4.4km

Built: 1954 Land size: 911m<sup>2</sup> Land rates: \$1,987.10 approx. P/YR Sewerage rates: \$1,218.56 approx. P/YR Zoned: R20/30