

**3A Stirton Ct, South Bunbury, WA 6230**



**Sold Unit**

Tuesday, 15 August 2023

3A Stirton Ct, South Bunbury, WA 6230

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 229 m2**

**Type: Unit**

## Contact agent

SOUTH BUNBURY HOME 6% RETURN ON INVESTMENT\*! This property is perfect for investors, first home buyers or someone looking for low maintenance living. Added Bonus NO STRATA FEES! The home has been freshly painted offering neutral tones throughout. With ample natural light and modern features such as bulkhead ceilings, down-lights, quality fixtures and fittings. There is a low maintenance courtyard perfect to enjoy a cup of tea in the morning or a wine in the evenings. There is ample parking with one parking space out front and also an enclosed garage with additional storage or work space. Potential rental income of \$500-\$530 per week. Also great for FIFO as it is lock up and leave friendly! Location, Location, Location! Just a short 8 minute walk (600m) from the Parks Shopping Centre with popular shops such as Kmart, Coles and more. An 8 minute walk (650m) to Adam Road Primary and Newton Moore Senior School, 2km from the stunning beach (4 min drive), 1.6km to the South West Sports Centre and so much more. Not only that a mere 40 minutes (51.6km) to Busselton Airport, Margaret River just a short 1 hour and 12 minute drive (97.6km). To arrange a viewing please contact Celestine today on 0435 824 123. City of Bunbury Shire Rates Approximately \$2215.49/year Water Corporation Rates Approximately \$1260/year Aqwest Supply Charge Approximately \$262.70/year \* Return on investment calculated at a \$500 per week rental return and purchase price of \$430,000. Umbrella Realty would like to state that no representation or warranties of any nature within this advertisement are given, intended, or implied. Any interested parties should rely on their own inquiries. Note that this listing has virtual furniture. Images of furniture are for illustration purposes only. Property Code: 982