

**46 Winton Street, Carey Park, WA 6230**

**House For Sale**

Thursday, 4 January 2024



46 Winton Street, Carey Park, WA 6230

**Bedrooms: 4**

**Bathrooms: 1**

**Area: 1141 m2**

**Type: House**



Tim Cooper  
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**From \$485,000**

SETTLEMENT IN MARCH/APRIL PREFERRED Welcome to 46 Winton Street! Nestled in the heart of Carey Park, this great 4 bedroom, 1 bathroom brick and tile home is bursting with potential, character and modern charm. From the iconic white picket fence to the polished boards, high ceilings and stylishly renovated kitchen, bathroom and laundry, this property offers a unique blend of classic character with modern convenience. With R20/R30 zoning and an impressive 1141sqm block, this property presents a golden opportunity for investors and developers looking to expand their real estate portfolio. The potential for subdivision opens up numerous options, making it an ideal prospect for those looking to maximize their investment. Whether you're looking for a comfortable family home or a promising investment opportunity, this property has endless possibilities. For more information or to arrange a private viewing, contact Exclusive Selling Agent Tim Cooper today.

**FEATURES INCLUDE-**

- 4 large bedrooms
- Studio or 4th bedroom is a versatile space ideal for use as a home office or guest bedroom with glass sliding door access
- Stylishly renovated main bathroom and laundry with modern colour palette & brushed gold accessories
- Well equipped modern kitchen with chef's oven, dishwasher & ample storage
- Large lounge and dining area with feature fireplace and air con
- Large outdoor entertaining/patio area
- Wooden polished boards & high ceilings
- Second toilet in laundry
- Side access to yard
- Massive backyard with large shed, fruit trees
- Zoned R20/R30 with subdivision potential (subject to council approval)

**LOCATION**

**FEATURES-**

- Bunbury CBD approx. 7 min drive
- Bunbury Farmers Market approx. 6 min drive
- Koombana Bay Foreshore & Dolphin Discovery Centre approx.. 10 min drive
- Bunbury Wildlife Park approx. 6 min drive

Built: 1966  
Land size: 1141sqm  
Land rates: \$2142.33 approx. P/YR  
Water rates: \$262.70 approx. P/YR  
Sewerage rates: \$1250.27 approx. P/YR  
Zoned: R20/R30