

**8/196 Spencer Street, South Bunbury, WA 6230**



**Unit For Sale**

Thursday, 7 December 2023

8/196 Spencer Street, South Bunbury, WA 6230

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 112 m2**

**Type: Unit**



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## Blink You'll Miss It!!

This fantastic two-story townhouse is situated in the highly sought after location of South Bunbury, So close to everything the Plaza shopping centre, and your choice of doctors, specialists just down the road, Then the big swamp parklands and a little bit further to the beachfront. Resting at the rear of the complex this quiet location can be enjoyed by all. With a single lock Garage giving you security and peace of mind for your vehicle. The fully fence front courtyard has been treated to easy care, soft on the feet, false turf with easy gardens and the friendly agaves. As soon as you walk into this home, the modern feel flows through with stunning concrete, painted floors flowing throughout the downstairs, just a quick steam mop to look after these beauties, so easy!! First off, the lounge room, a big spacious room big enough for any size TV a good size couch and of course the beautiful window that looks out over your courtyard. The laundry and downstairs toilet, which is all been treated to an update, stone benchtop lovely new light, bright tiles and even a new toilet as well. With your electric hot water system securely tucked inside. And just wait till you see the "Harry Potter" cupboard under the stairs... FABULOUS storage. Through to the rear, the beautiful big meals area overlooked by the most stunning Kitchen boasting timber benchtop inlaid black glass sink, under bench, oven, gas, hot plate, and a stunning contrast to the white tiled splashback the stainless steel Rangehood. You have your own single fridge recess and a walk-in pantry as well. These townhouses are much bigger than what you expect for courtyard at the rear has now been treated to a brand-new patio and straight out over the fence. The church lies behind you. Now take a wander upstairs, the nice wide stairwell has timber look floating floors that flow up through the upstairs as well. And a quality handrail is always important on there as well. All three bedrooms come off the landing area at the top of the stairs, you'll be pleasantly surprised by the size of the bedrooms, easily holding queen size beds, tall boys, and with a sliding wall of robes storage will not be an issue the bathroom next to the separate toilet. And acts as semi ensuite to the master bedroom, this bathroom has also been recently renovated with frameless shower screen, stone benchtop and light bright floor to ceiling tiling, and finally the master bedroom, With ceiling fan, that overlooks your front courtyard with its own private balcony, just imagine a warm summers evening and a nightcap before bed!. This property will not disappoint so you must be quick because it will not last, call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529398 before it's too late This property is for sale by Openn Negotiation (Online auction with flexible conditions) The auction has commenced, and the property could sell as early as tomorrow. Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the auction at [www.openn.com.au](http://www.openn.com.au) • 1989 quality built. • 3 bedrooms 1 bathroom 2 w/c • 112 m<sup>2</sup> of living. • Balcony off the master bedroom • Updated kitchen. • Freshly renovated bathroom and laundry • Easy care concrete floors • Spacious lounge room • Massive dining room • Reverse cycle air conditioning to each bedroom • New patio to rear courtyard • Brick fenced front courtyard with false turf • Security Screens • Ceiling fan to master • Single garage with new remote door Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision Strata fees \$2,874- Admin \$525 1/4- Reserve \$193.68 1/4