

9 Barr Road, Carey Park, WA 6230



House For Sale

Friday, 26 January 2024

9 Barr Road, Carey Park, WA 6230

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 2370 m2

Type: House



Jacob Williams

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Expressions Of Interest

An property like this doesn't come up very often. Introducing 9 Barr Road on 2371sqm this is a great opportunity for horse trainers, those with horses, developers or buyers wanting space in central bunbury area. The renovated home offers 4 bedrooms, 2 bathrooms, multiple living areas & is located between the New & Improved Bunbury Turf Club and the Trotting Track. Step inside and be greeted by modern features and fittings throughout. The open plan living and dining area creates a seamless flow, perfect for entertaining friends and family. All minor bedrooms are generously sized and come complete with built-in robes, while the master bedroom boasts a large walk-in robe for all your storage needs. But it's the outdoor space that truly sets this property apart. Imagine relaxing on the patio area, overlooking the inviting below ground pool. And there's even an outdoor pizza oven where you can whip up delicious homemade pizzas while enjoying the company of friends and family. Conveniently located in Carey Park, this home has easy access to schools, shops, tafe, hospital, south west sports centre and public transport. Don't miss out on this unique opportunity to secure your dream home in a central location. There is a fantastic development opportunity on the horizon. We have been told the last main hoop outstanding to change the zoning to develop the property, is the sewerage getting connected from Brittan Road & Eccelstone Street to Barr road. The zoning of the property is currently R5 however will potentially be rezoned R30 which will allow any potential buyer to subdivide the rear of the block. The proposed new zoning would allow 1 block per 300sqm. This property is incredibly well set up for the equine enthusiast with features below:- Round yard with the capability to have 8 horses walking + electric gate- Tac room - Vet room- Wash bay- 8 stables fully watered + automatic lights - The stables can rent for \$100 each per week (total up to \$800 p/w)- Bore with new pumps located back LHS of property- 1 x powered 6m x 6m shed- 1 x 9m x 3m shed with height for boat/ caravan/ float - Septic tanks next to chook pen and have just been emptied You can enjoy easy access with 2 side access points 1 gated, as well as a rear access. There is no shortage of space for trucks, horse floats, trailers, boats or anything else you may have. Land Rates: \$2717.60 approx. Water Rates: \$251.89 approx. Block Size: 2371m² Build Year: 1975 Disclaimer: We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Interested parties should make their own enquiries to verify the information contained in this material. Licensee: Barr and Standley Pty Ltd ABN 55 651 170 731