

**99 King Road, East Bunbury, WA 6230**



**Sold House**

Friday, 8 September 2023

99 King Road, East Bunbury, WA 6230

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 872 m2**

**Type: House**

**\$470,000**

Place this one at the top of your priority list when both convenient family living and potential are paramount. In today's market, this won't last long! Don't miss out on this captivating East Bunbury home. This warm and inviting home is a superb opportunity for both young families and investors, with a distinct focus on the blend of modern living whilst retaining the enchanting charm of the 1960s. This two bedroom, one bathroom home with a sleepout (perfect for a third bedroom or study) resides on a huge 872m<sup>2</sup> block. The property holds a desirable R20/60 Mixed Use Residential zoning and the current owner has done all the subdivision prep work for you. Included in the sale are Subdivision Plans and the WAPC application prepared for lodgement to subdivide into either two or three lots whilst retaining the original home. All you will need to do is lodge the plans for final approval. There truly is no better location to enjoy coming home to each day with the following features; - Two large bedrooms that include built in robes, with a cozy sleepout (potential third bedroom). Comfortable flexible floorplan with quality Jarrah hardwood flooring throughout and carpet in the bedrooms.- Freshly painted interior with neutral warm colours and designer finishes- Brand new kitchen fitted with solid hardwood benchtop, on-trend fittings and luxury -Euromaid 900mm freestanding gas cooker with an electric oven- Updated main bathroom with bath and step-in shower and brand new vanity- Separate toilet- Sizeable laundry, with brand new cabinetry and solid hardwood benchtop- 872m<sup>2</sup> with huge fully fenced backyard with side access - Valuable Mixed Use Residential R20/60 zoning. The current owner has done the hard work already - Ample storage space including secure single garage and colorbond garden shed- Easy walk to the waterfront, East Bunbury Forum, Schools, parks and transport Located in a prime position, you'll be securing a quality home in the heart of East Bunbury where blocks this size are tightly held, so don't miss out on this rare opportunity. For more information, contact exclusive agent Helen Povey on 0409 295 259.