

32 Francis Street, South Bunbury, WA 6230

House For Sale

Saturday, 29 June 2024



32 Francis Street, South Bunbury, WA 6230

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 740 m2

Type: House



Tim Cooper
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From \$650,000

Welcome to 32 Francis Street, South Bunbury. This home is perfect for those entering the property market, seeking an investment or looking at downsizing. Situated on 2 titles consisting of 370m² each, this property has the potential to be subdivided into four separate units (STCA). Situated in the sought after location of South Bunbury, this home boasts most of its original features of the classic 1940's style. A Perfect canvas to put your own creative stamp on. Conveniently located just minutes from Bunbury CBD and moments from beautiful beaches, major shopping, schools and amenities, walking distance to the big swamp wildlife bird park. Don't miss your opportunity to own a piece of South Bunbury's prime real estate! For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

PROPERTY FEATURES YOU'LL LOVE
Undercover porch and garden beds
Generous sized lounge room
Well appointed kitchen with ample storage
2 x generous bedrooms
Separate laundry and bathroom
Generous outdoor area
Rainwater Tank
2 x Single lock up garages
Solar panels
Bore and reticulated
Tin Shed for extra storage
Potential zoning of 4 units (subject to council approval)

LOCATION FEATURES NEARBY
Back Beach – 1.8km
South Bunbury Primary School – 500m
Bunbury Senior High School – 2.2km
Plaza Shopping Centre – 270m
Bunbury CBD – 2.1km
Built: 1943
Land size: Title 83A- 370m² + Title 84A - 370m²
Land rates: \$2233.88 approx. P/YR
Water rates: \$262.70 approx. P/YR
Sewerage rates: \$1250.27 approx. P/YR
Zoned: R40/60*
Rental appraisal: After careful consideration of the current rental market, we believe that the above property could attain a rental return of \$450 - \$500 per week. Please note this is not a sworn evaluation and the price is subject to change with market conditions and rental demand at the time of marketing.