

9 Preston Street, East Bunbury, WA 6230



House For Sale

Wednesday, 26 June 2024

9 Preston Street, East Bunbury, WA 6230

Bedrooms: 4

Bathrooms: 1

Area: 800 m2

Type: House



Jay Standley
0897211144

All Offers Invited

Seize the perfect investment opportunity with this well-maintained property at 9 Preston Street, East Bunbury. Situated on a spacious 800 sqm lot, this existing home is currently tenanted with long-term tenants, providing immediate rental income. The current owners have already initiated the subdivision approval process, allowing for a future development of an additional block at the rear while retaining the existing home. This significant head start will save time and money for any investor looking to complete the subdivision. The residence features four spacious bedrooms, a well-appointed bathroom, an open living area, and a modern kitchen equipped with all the essentials and has been freshly painted throughout. Comfort is ensured year-round with air conditioning and heating. The property boasts side access to a vast backyard, complete with a powered workshop, perfect for storage or hobbyist needs. Located in a prime area, it offers proximity to Bunbury Forum, Leschenault Inlet, and Koombana Bay, providing convenience and lifestyle benefits for future tenants or homeowners. Don't miss out on this unique investment opportunity in a sought-after location. ****Call Jay Standley to register your interest or to book a viewing ****

Property Features: - 4 Bedrooms- 1 bathroom- Built in robes- Open plan living- Freshly painted throughout- Split system air-conditioning- Side access- Large powered workshop- Connected to sewerage- Connected to natural gas- 800sqm of land- Built in 1981- Currently under subdivision approval

Nearby: 750m Bunbury Forum Shopping Centre 1km to Mangrove Boardwalk and inlet 1.7km Coinda Primary School 2.1km to Bunbury Farmers Market 2.3km to Homemakers Centre 2.6km to Bunbury Catholic College 2.7km to Koombana Beach 2.9km to Bunbury CBD 3.5km to Bunbury Bus and Train Station

Shire rates: \$2233.88 Water rates: \$1281.53

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