

**1/212 Spencer Street, South Bunbury, WA 6230**

**Unit For Sale**

Monday, 8 July 2024



1/212 Spencer Street, South Bunbury, WA 6230

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 199 m2**

**Type: Unit**



Tim Cooper  
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**From \$320,000**

Located in an extremely convenient pocket of South Bunbury is this perfectly presented two-bedroom, one bathroom unit in a well-established over 55s complex. Recently renovated kitchen, comprising of a well thought out open plan design offering plenty of space to get around without too much work to maintain. The rear consists of a semi enclosed alfresco area perfect for when you have guests over and a maintenance free courtyard. This is a great opportunity with nothing to do but move in and enjoy. For more information or to arrange a private viewing, call exclusive selling agent Tim Cooper today!

**PROPERTY FEATURES YOU'LL LOVE**  
Master bedroom with built in robe  
Minor second bedroom  
One bathroom  
New flooring and window treatments throughout  
Split system Air conditioner in living room  
Roller doors have been replaced  
Open plan newly renovated kitchen  
Separate laundry  
Semi enclosed patio/ courtyard for entertaining  
Single lock up garage  
Lock up store room  
Established lawns/ gardens  
Very low maintenance

**LOCATION FEATURES**  
NEARBY  
Bunbury Hospital - 2.9km  
Bunbury CBD - 2.9km  
Plaza Shopping Centre - 1.1km  
Bunbury Farmers Market - 4.6km  
Built: 1993  
Land size: 199m<sup>2</sup>  
Land rates: \$2013.32 approx. P/YR  
Water rates: \$262.70 approx. P/YR  
Sewerage rates: \$1281.53 approx. P/YR

\* Rental appraisal: After careful consideration of the current rental market, we believe that the above property could attain a rental return of \$430-\$470 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.