




102 Beach Road, Bunbury

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## Flexible Mixed-Use Opportunity —Work, Invest or Develop

This versatile property offers the perfect blend of residential comfort and commercial potential, ideal for owner-operators or investors. The layout can easily be adapted to include a home office, consulting rooms, or small business setup, with a spacious meeting/living area and multiple rooms suitable for private use. Character features such as timber flooring and high ceilings enhance both comfort and presentation.

With Mixed-Use zoning (R40/R60), the property provides scope for business use, future development, or dual-purpose living (STCA).

### FEATURE INCLUDE:

- High ceilings
- Timber flooring
- Split system air conditioning to all bedrooms and living area
- Built in robes
- Patio to the front and rear of the property
- Side access to car parks at the rear of the property
- a Mixed-Use zone with a dual density coding of R40/R60
- Short walk to Big Swamp Parkland
- Approximately 1.2km to the Back Beach

### FOR SALE

Please Call

### AGENTS

Denby Lynn  
0447 002 495  
denby.lynn@ljhsouthwest.com.au

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Approximately 300m to the Bunbury Plaza

Don't miss your chance to secure this flexible property in a prime Bunbury location-contact Denby today to arrange your inspection and explore the possibilities!

Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## MORE DETAILS

Property ID	1A8WHND
Property Type	House
Land Area	506 m2

**Denby Lynn 0447 002 495**

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