

13/3 Clifton Street, Bunbury




Coastal Living in the Heart of Bunbury

Enjoy relaxed coastal living in this light-filled 3 bedroom, 2 bathroom townhouse, featuring a spacious kitchen with modern appliances and an open-plan lounge and dining area designed for effortless everyday living. The seamless flow to the balcony creates an inviting space to unwind while taking in the peaceful outlook over Bunbury Recreation Oval directly behind you, positioned to capture refreshing ocean glimpses and Bunbury's pristine Back Beach just approx. 100m away.

Located in a secure complex and close to the Bunbury CBD, this home offers an unbeatable lifestyle with beaches, cafés, shops, and walking paths all within easy reach. This is an exceptional opportunity to embrace low-maintenance coastal living in the heart of Bunbury.

Features:

- Outlook over Bunbury Recreation Oval
- Ocean glimpses
- Secure complex
- Activity with inbuilt study desk and overhead storage
- Courtyard off activity/study
- Split system air conditioning to upstairs living
- Ceiling fans to bedrooms

3  2  2 

FOR SALE
From \$799,000

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@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.

 **LJ Hooker**

- Solar panels, battery ready
- Tinted windows upstairs
- Double garage
- 100m to the beach*
- 300m to town centre*

Council Rates: \$2884.54*

Water Rates: \$1,313.53*

Strata Fees: \$1,952.35*

Approximate only*

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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	1980HND
Property Type	House
Land Area	223 m2

James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |
james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

Associate to James O'Neill â€“ Bunbury |
milan.kokir@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

