

34 Tuart Street, Bunbury

A Tree Street Treasure!

This delightful property showcasing character, views and endless potential, will undoubtedly appeal to the astute buyer, growing families, or savvy investors!

Positioned high on Tuart Street and set on a generous 1,012m² block, with convenient pedestrian access and off-street parking, the property enjoys spectacular views across the Bunbury CBD, Estuary and surrounding hills.

With the potential to add an additional level (subject to council approvals), future owners may be rewarded with ocean views - further enhancing the appeal of this home, among some of the most prestigious residences in the sought-after Tree Street area.

Designed and built during the 1930s, the home reflects a unique blend of Inter-War architectural influences, including Old English, Bungalow, Free Classical, and Mediterranean styles. These features are showcased through its asymmetrical massing, diamond-patterned leadlight casement windows, grouped columns, exposed rafter ends, and other distinctive period details.

Beautifully presented, the home welcomes you from the moment you step through the front door, where warm, modern updates blend

3  2  1 

FOR SALE

Offers Above \$1,000,000

VIEW

By Appointment

AGENTS

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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

seamlessly with its original character. Decorative cornices and ceilings, brick fireplaces, and timber-framed windows all contribute to a sense of comfort, personality, and timeless charm.

At the heart of the home is a stunning renovated kitchen featuring quality appliances, and a dishwasher - perfect for both everyday living and entertaining.

Featuring three well-sized bedrooms and a study, along with separate lounge and dining areas that provide flexible living spaces for the whole family to enjoy. The current owners have lovingly refreshed the home with quality carpets, fresh paint and roller blinds, while still leaving scope for the next owners to add their own personal touches.

This residence will resonate with buyers seeking a quality city lifestyle in one of Bunbury's most desirable locations!

Other property features include:

- 3 bedrooms, 2 bathrooms, plus a study
- Main bathroom features original stained-glass window and tiled walls
- Second bathroom with laundry
- Front lounge room with gas heater (surrounded by fireplace mantle), a wall mounted reverse cycle split system
- Ceiling fans to 2 bedrooms, lounge and dining area
- Reverse cycle spit system to rear 3rd bedroom
- Dining room with fireplace and direct access to the kitchen
- Renovated and timeless design kitchen with overhead cupboards, dishwasher and quality appliances
- Terraced rear yard with paved barbeque area
- Small open shed area for those that like to tinker
- Shared laneway off Picton Crescent leads to a single carport and parking area
- Lots of garden and green shrubbery for the green-thumb enthusiast
- Currently used as an Air BnB at \$350 per night (minimum 2-night) stay plus cleaning charges which makes this a fantastic opportunity for the savvy investor looking to take over and continue reaping the reward!

Land rates: approx. \$2866.88

Do not delay in a viewing of this property! Contact Tanya Grooby on 0450 143 140 to arrange your private inspection today!

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 1A0SHND
Property Type House
Land Area 1012 m2
Including Toilets (1)

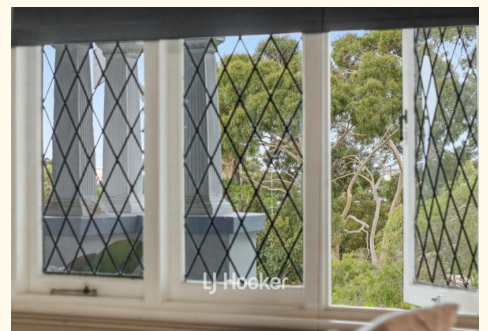
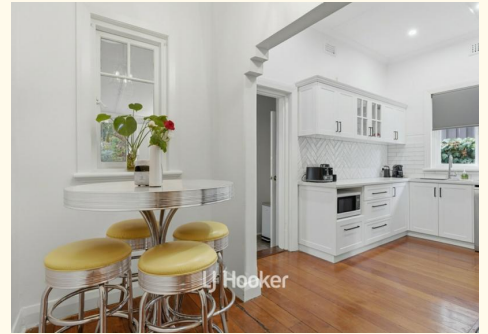
Tanya Grooby 0450 143 140

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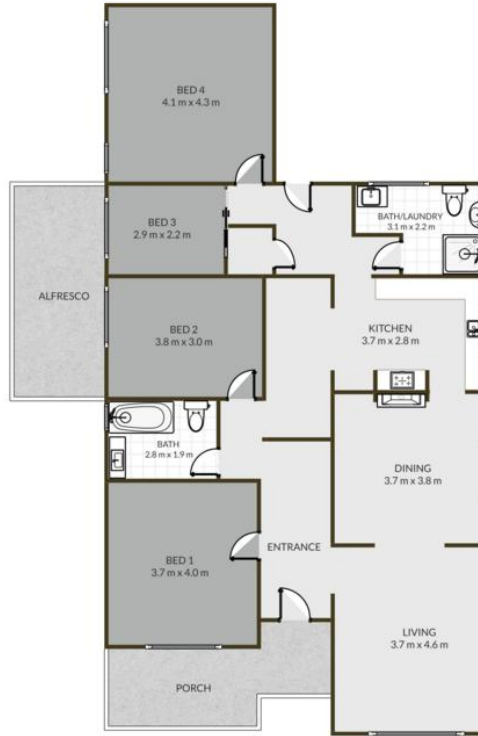
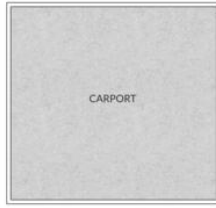
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TANYA GROOBY
0450 143 140



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TOTAL: 165 m²

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