



Bunbury, 35 Tuart Street

Invest or Nest!

Welcome to 35 Tuart Street, nestled in the popular Tree Street area of Bunbury. This charming residence offers a spacious three bedroom, two bathroom home.

Step inside to find a spacious open living area, adorned with Jarrah flooring and boasting high ceilings with feature cornices and split system reverse cycle air-conditioning. The kitchen is adjacent to this area, and creates the heart of the home. Complete with overhead cupboards, ample bench space and views into the backyard.

The spacious master bedroom is positioned to the front of the home, with walk-in-robe, ensuite, split system air-conditioning and ceiling fan. The second bedroom is also positioned to the front of the home and has built-in-robos. The third bedroom is to the rear of the home and overlooks the rear garden and features its own split system air-conditioning for added comfort.



For Sale
Offers Over \$789,000

View
ljhooker.com.au/15ZGHND

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



LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.

Stepping outside into the matured rear gardens, a serene oasis perfect for unwinding after a busy day on the back decking. With no lawn to look after, this area is perfect for those looking for low maintenance.

Positioned on 607m2, and built in 1938, additional features include:

- Front garden is well landscaped with white-picket fence
- Drive way through to carport with roller door
- Main bathroom central to bedrooms
- Perfectly located, close to Bunbury Primary School, Big Swamp Parklands and the centre of town
- Laundry with third toilet
- Side access to rear yard
- Currently tenanted until 06/02/25 @ \$620 p/week (taking effect 29/11)

For more information, Call or Text Denby Lynn on 0447 002 495.

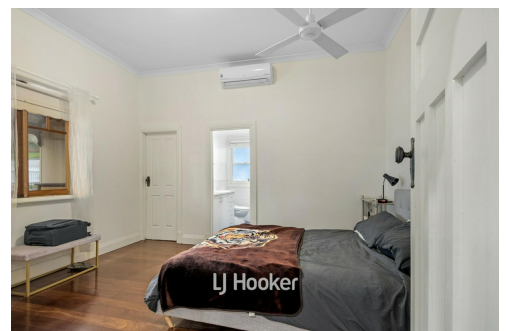
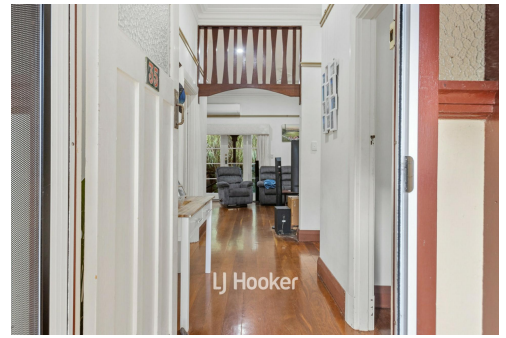
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent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

More About this Property

Property ID	15ZGHND
Property Type	House
House Size	135 m ²
Land Area	607 m ²
Including	Ensuite Toilets (3)

Denby Lynn 0447 002 495
Sales Consultant | denby.lynn@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



LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.