



## Bunbury, 13/23 Casuarina Drive

### 2 Bedroom Apartment with Marlston Waterfront View



Welcome to this beautiful 2-bedroom, 2-bathroom apartment, ideally situated near Bunbury's vibrant CBD and just a short stroll from the beach, cafes, and restaurants. Offering the best of coastal living in the heart of the city, this apartment's prime location puts everything at your fingertips.

Upon entry, you're welcomed by an inviting open floor plan that effortlessly blends the living room with the modern kitchen, creating a perfect space for both comfort and functionality. Step outside to the large tiled balcony, where you can unwind and take in the serene views of the Marlston waterfront.

#### Features Include:

- 2 spacious bedrooms with built-in robes
- 2 well-appointed bathrooms
- Open plan kitchen, living, and dining area



**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.

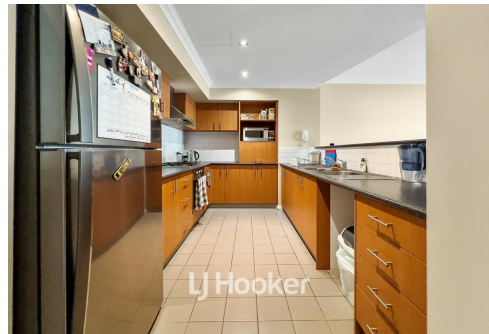
**For Sale**  
Offers Over \$499,000

**View**  
[ljhooker.com.au/16G3HND](http://ljhooker.com.au/16G3HND)

**Contact**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

- Functional kitchen with plenty of bench and cupboard space, plus a rangehood and dishwasher recess
- Reverse-cycle split system in the main living area for year-round comfort
- Tiled balcony for entertaining while overlooking the Marlston waterfront
- Storage space on the bottom level
- 2 parking bays available within the gated complex
- Rates: Council \$2,698.93, Water \$1,281.53
- Currently leased until 31/12/2024 at \$625 per week



For more information on this fantastic property, please contact your dedicated agent, Helen Povey.

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 seller's 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.

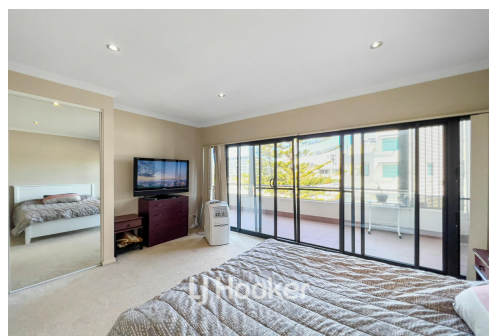


## More About this Property

<b>Property ID</b>	16G3HND
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite Toilets (2)

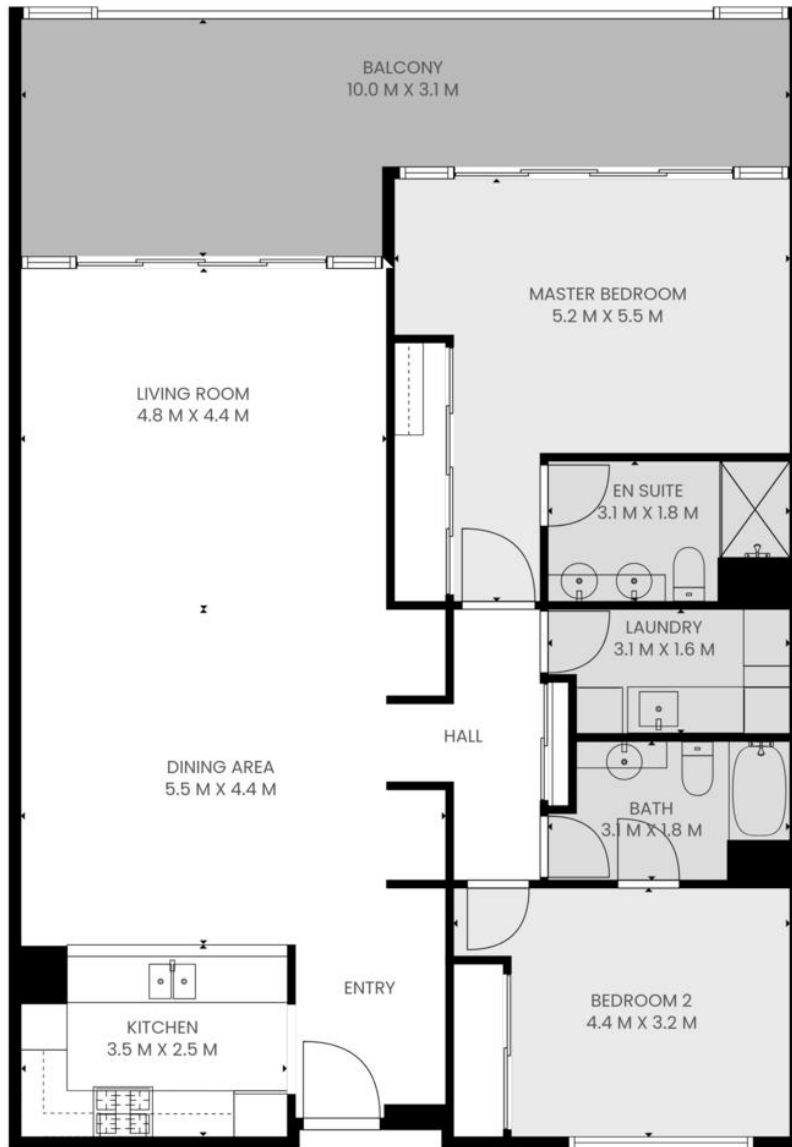
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**13/23 CASUARINA DRIVE, BUNBURY, WA 6230**

**TOTAL: 119 m<sup>2</sup>**  
FLOOR 1: 119 m<sup>2</sup>  
EXCLUDED AREAS: BALCONY: 25 m<sup>2</sup>

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.