

## Carey Park, 12B Moolyeen Road

Comfort in Carey Park!

Step into this beautifully maintained 3-bedroom, 2-bathroom home in Carey Park, where comfort and style meet. Ideal for families, first-time buyers, or investors, this property offers a spacious open-plan layout, creating a warm and inviting atmosphere throughout.

Features Include:

- Open plan living
- Ceiling fan
- Timber flooring
- Built in cupboards
- Alfresco
- Security screen door
- Low maintenance
- Artificial lawn
- Enclosed paved driveway and carport



**For Sale**  
From \$539,000

**View**  
[ljhooker.com.au/16NCHND](https://ljhooker.com.au/16NCHND)

**Contact**  
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**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.

- Rear block
- Lockable storage room
- Close to the Bunbury Turf Club
- Close to Edith Cowan University
- Close to Bunbury Hospital
- Close to the Bunbury Forum Shopping Centre
- Close to Hay Park Sporting Grounds

## RENTAL

Estimated rental value as at 19/11/2024 - \$570-\$590 per week\*

\*Information derived from comparable rentals both available and leased as well as in house rental data. This information is subject to change, and we recommend getting updated independent advice.

Outside, you'll find a low-maintenance backyard, ideal for those who enjoy outdoor living without the hassle of extensive upkeep. Situated in a great location, this home is close to local shops, and parks, offering a balanced lifestyle of relaxation and convenience.

Don't miss out on this move-in-ready gem-schedule a viewing today and make it yours!

Rates:

Council Rates: Rates:\$2,500\*

Water Rates: \$1,200\*

Approximate only \*

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 purpose

## More About this Property

<b>Property ID</b>	16NCHND
<b>Property Type</b>	House
<b>Land Area</b>	444 m <sup>2</sup>

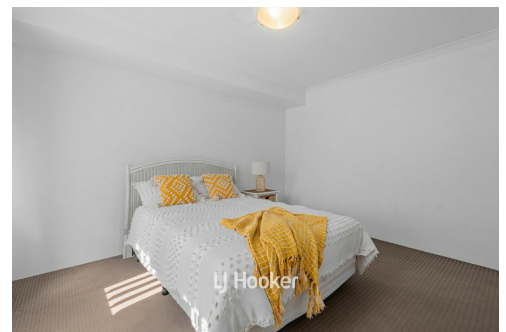
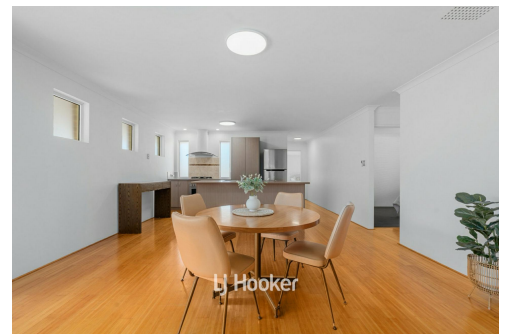
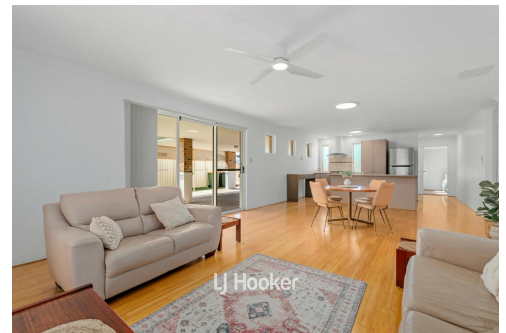
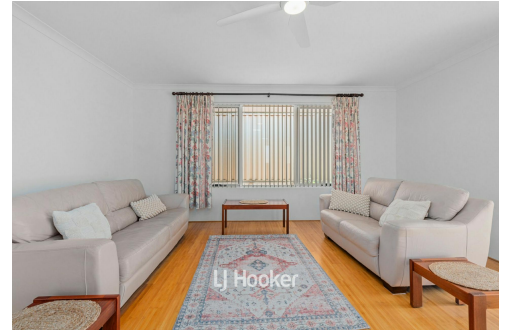
**James O'Neill 0451 309 029**

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