

## Carey Park, 17 Waterwitch Street

### Neat Modern Comfort on a Spacious Corner Block

Positioned in a convenient pocket of Kinkella Gardens, this updated, solidly built four-bedroom, one bathroom home sits on a spacious 696m<sup>2</sup> corner block, offering a fantastic opportunity for first-time buyers. The home has been thoughtfully modernised, presenting beautifully with two separate living areas, including a cosy lounge and a welcoming kitchen and dining area with plenty of bench and cupboard space.

This property offers impressive outdoor living, with a neat and tidy backyard designed for both relaxation and functionality. It features a fantastic undercover alfresco area with a stylish gabled roof, perfect for entertaining or unwinding at the end of the day. The spacious yard provides plenty of room for children to play, while the below-ground pool creates a refreshing summer retreat. Additional features include a generous shed with side access & a carport with extra parking space. Conveniently located just a short drive from local parks, schools, and shopping centres, this home is an ideal opportunity for families seeking comfort, practicality, and a great lifestyle in a thriving neighbourhood.



**For Sale**  
From \$629,000

**View**  
By Appointment

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

**Milan Kokir**  
0403 597 101  
milan.kokir@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.

## FEATURES INCLUDE:

- 4 Bedrooms and 1 Bathroom
- Main bathroom with separate shower and bath
- New flooring
- Split system air conditioning to living & main bedroom
- Ceiling fans to bedrooms
- Great undercover alfresco with gabled roof plenty of room for entertaining
- Below ground pool
- Double remote garage
- Large Powered Shed with street access
- Side access
- Reticulated lawns
- Solar Panels
- Less than 300m to ECU and Tafe\*
- Approximately 1km to Bunbury Hospital and South West Health Campus\*
- Approximately 1km to Parks Shopping Centre\*
- Approximately 2.5km to Adam Road Primary School & Newton Moore Senior High School\*

## Rates:

Council Rates: Rates: \$2653.15\*

Water Rates: \$1,313.53\*

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 About this Property

<b>Property ID</b>	1834HND
<b>Property Type</b>	House
<b>Land Area</b>	696 m2

### James O'Neill 0451 309 029

Licensed Sales Agent | james.oneill@ljhsouthwest.com.au

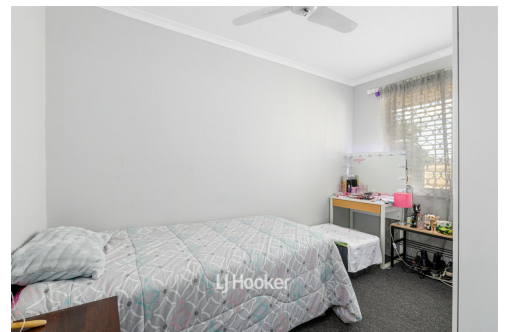
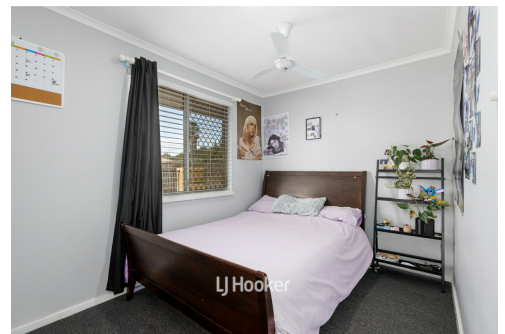
### Milan Kokir 0403 597 101

Associate to James O'Neill | 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



**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.

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