

Carey Park, 220 Clarke Street East

SUB-DIVISION POTENTIAL!

3 1 1

For Sale
From \$559,000

View
ljhooker.com.au/15M4HND

Contact
Katie Ryan
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katie.ryan@ljhsouthwest.com.au

Situated on a generous 2546 sqm block, this property presents an exceptional chance for savvy investors to capitalize on its uniqueness. With two dwellings for sale side by side, you have the flexibility to generate income from two separate dwellings or the potential for a 11-unit sub -development (subject to council approval) or if sold separately a six-unit site. The choice is yours!

This charming 3-bedroom, 1-bathroom home presents an excellent opportunity for a first-home buyer or savvy investor. Boasting beautiful, polished floorboards, a new modern kitchen, and a spacious open plan living area with reverse cycle air-conditioning that adds to the home's comfort and appeal.

Situated near shopping centres, sporting fields, and public transport, with just a brief drive to Bunbury CBD, this home seamlessly combines accessibility with comfort.



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.

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(08) 9791 6880

Additional Features Include:

- Three bedrooms and one bathroom
- Master bedroom with ceiling fan
- Split system air conditioning and ceiling fan in the main living area
- Undercover Patio
- Conveniently located near Bunbury CBD, primary school, and shopping facilities
- Currently vacant with a rental yield of \$500.00 - \$520.00 per week
- This property is sold in "as is" condition
- Council Rates \$2,050.76
- Water Rates \$1,250.27

Don't miss out on this exceptional residence. Contact our Exclusive Agent, Katie Ryan, now to schedule your viewing and secure your chance to call this place home!

More About this Property

Property ID	15M4HND
Property Type	House
Land Area	2546 m ²

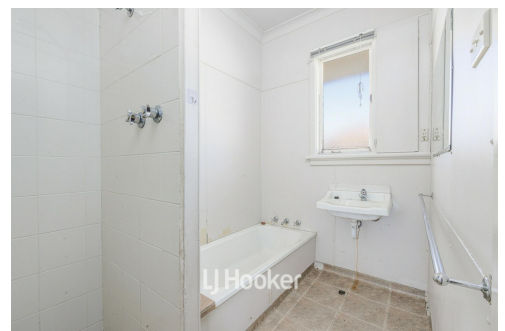
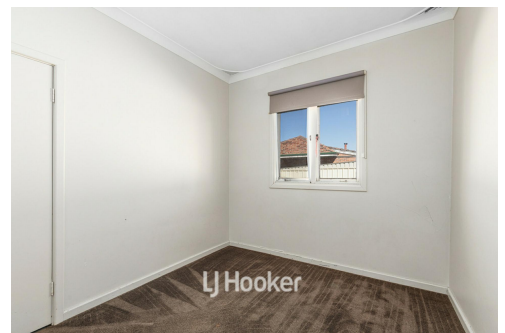
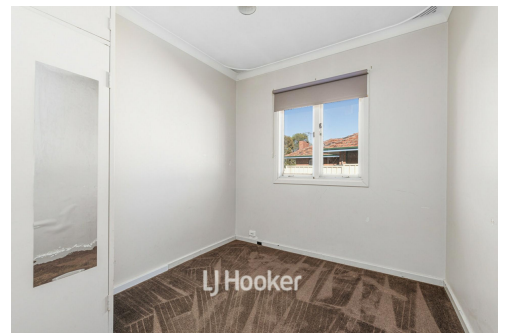
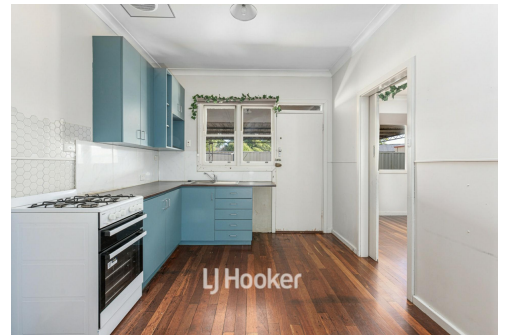
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