

## Carey Park, 3 Dalhousie Street

Neat, Tidy & Affordable Home!



Introducing this well presented 4-bedroom brick and tile home, ready and waiting for its next chapter. Built in 1981 and nestled on a spacious corner block, it offers a comfortable first home with room for the growing family or simply a great investment opportunity.

Step inside and discover a home where thoughtful updates blend seamlessly with timeless features. With neutral tones and modern flooring throughout the main living and bedrooms, it's move-in ready while still offering scope to add your own personal touch.

There is still endless potential!

Situated on 718m<sup>2</sup>, features to this property include:

- 4 bedrooms, 1 bathroom
- All bedrooms are complete with built in cupboard space



**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**  
From \$449,000

**View**  
[ljhooker.com.au/17T6HND](http://ljhooker.com.au/17T6HND)

**Contact**  
**Katie Ryan**  
0458 458 565  
[katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

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

- Functional kitchen located just off the main living and dining
- Separate front lounge area with a reverse cycle split system
- Ceiling fan to the formal dining area
- Good size backyard
- Single garage (semi enclosed) with drive through access to a large workshop
- Large workshop features sliding door entry and a PA door
- Side gate access available
- Solar hot water system
- Corner block with ample parking options
- Within close to local shopping centres, medical facilities, and everyday amenities
- Potential to generate \$530 - \$570 per week rent return

For more information, call or text Katie Ryan today on 0458 458 565 to book your private viewing.

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>	17T6HND
<b>Property Type</b>	House
<b>House Size</b>	147 m2
<b>Land Area</b>	718 m2

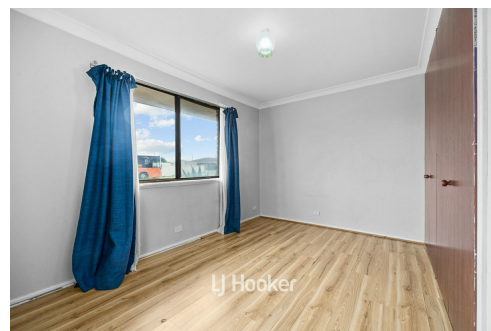
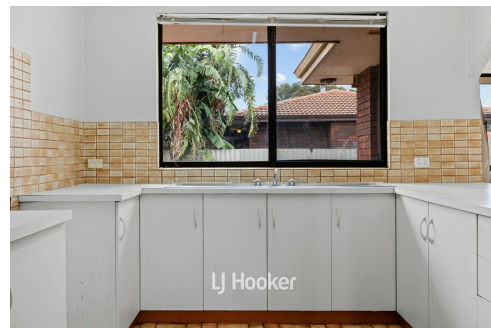
### Katie Ryan 0458 458 565

Sales Consultant | [katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

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