






49A Picton Road, East Bunbury

2023 Homegroup built Modern Family Home in East Bunbury

Discover your ideal home in the heart of East Bunbury, where convenience meets comfort. This charming recently built residence on Picton Road offers four bedrooms and two modern bathrooms, perfect for growing families, investors or first home buyers. Built in 2023, this home combines contemporary design with practical living and complete privacy, ensuring a low-maintenance lifestyle for years to come.

FEATURES INCLUDE:

- Energy efficient build with 7.1 star NATHERS Certified
- Tiled Open plan with Modern kitchen consisting of 900mm stainless steel gas cooktop, dining & lounge area, 31C High ceiling throughout
- Four Good size Bedroom with Built in robes, and timber look flooring
- Paved alfresco
- Low maintenance yard
- Double Lock up garage
- 6.5KW Solar system installed
- Approximately 800m away from Bunbury Catholic college and other amenities,

4  2  2 

FOR SALE
From \$669,000

AGENTS

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

Milan Kokir
0403 597 101
milan.kokir@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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**

- A perfect Gateway to the South West region
- Block size: 484 sqm
- Build size: 182 sqm (approximate)
- Leased until August 2026 at \$700 p/w

Rates:
 Council: \$2800*
 Water: \$2300*
 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 DETAILS

Property ID	18DZHND
Property Type	House
Land Area	484 m2

James O'Neill 0451 309 029

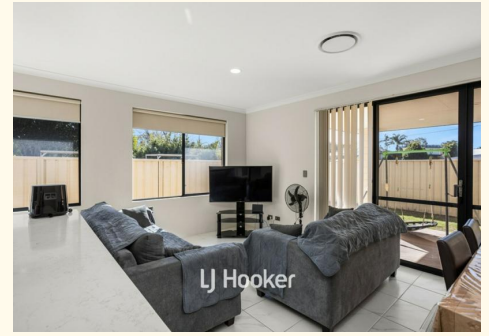
Licensed Sales Agent " Bunbury |
 james.oneill@ljhsouthwest.com.au

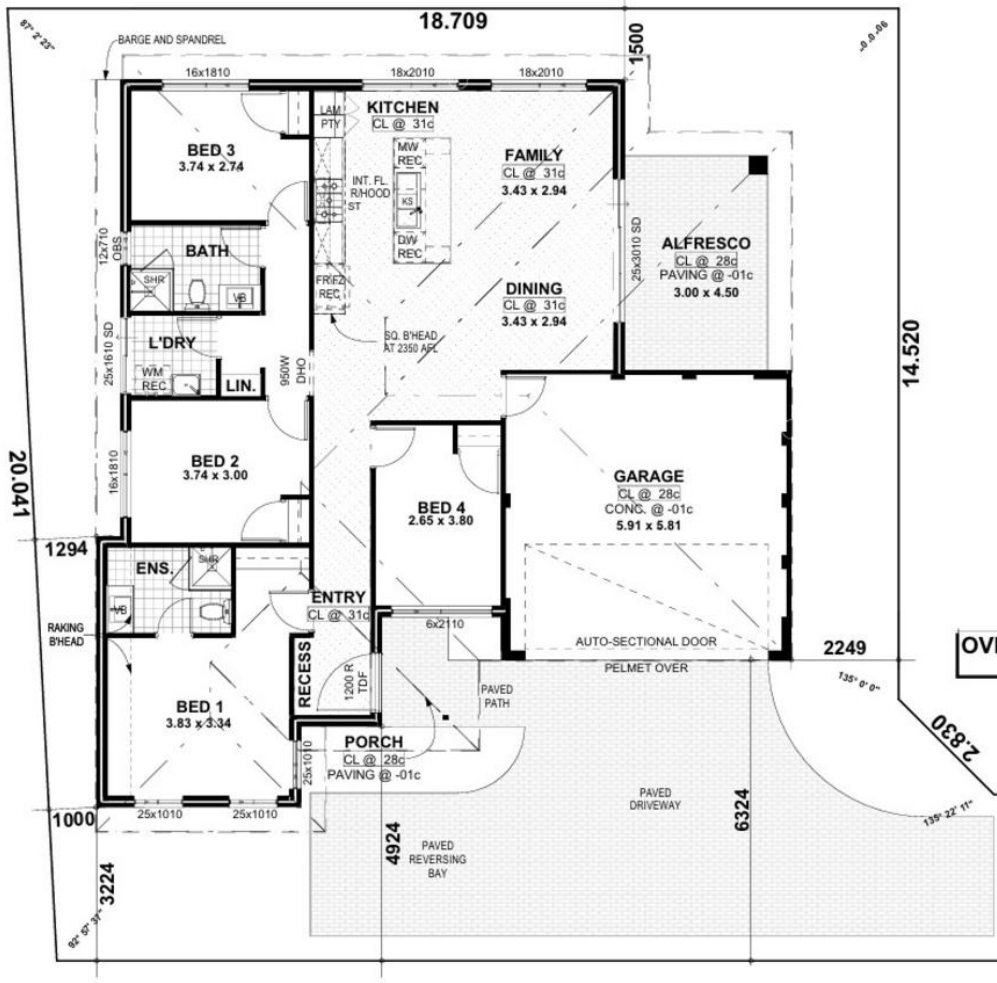
Milan Kokir 0403 597 101

Associate to James O'Neill " Bunbury |
 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





SITE COVERAGE	
ZONED	TBC
% ALLOWED	50%
SITE AREA	484.38m ²
SITE COVER	165.12m ²
SITE COV. =34.1%	
ENERGY STATUS: Energy Calc Passed	

NOTE: PLANNING APPROVAL REQUIRED.

NOTE: NO SITE PHOTOS SUPPLIED. SETBACKS & HOUSE POSITION MAY CHANGE AFTER VIEWING OF SITE PHOTOS.

NOTE: SITE COVERAGE & AVERAGING REQUIREMENTS SUBJECT TO R-CODE CONFIRMATION.

NOTE: SITE PLAN INDICATIVE ONLY. SETBACKS & HOUSE POSITION MAY CHANGE ON RECEIPT OF SURVEY.

OVERALL HOUSE DIMENSIONS
14.59 x 15.29

FLOOR PLAN

51.180

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