

## East Bunbury, 5 Selwyn Place

Great Investment Opportunity in Convenient Location!

Positioned on a spacious 659m<sup>2</sup> block, this charming 2-bedroom, 1-bathroom home offers comfort and convenience close to Bunbury Catholic College, public transport, and Bunbury Forum. Behind a classic white picket fence, the home welcomes you with a cosy front porch and a generous living area, flowing into a functional kitchen ideal for everyday living.

The large, enclosed backyard provides a safe and versatile space for children or pets to enjoy, while a lockup shed with a roller door offers secure storage or potential workshop space-making this property a great option for first-home buyers, downsizers, or investors.

### FEATURES INCLUDE:

- Large bedrooms
- Large main living area
- Semi modern kitchen
- Split system Air conditioning



**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 \$479,000

**View**  
By Appointment

**Contact**  
**James O'Neill**  
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**Milan Kokir**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**



- Security screens
- Patio
- Double carport
- Large shed
- Enclosed backyard with side access
- Connected to sewerage
- 659sqm block

Approximately 700m to Bunbury Catholic College\*

Approximately 1.5km Bunbury Forum Shopping Centre\*

Less than 2km Cooinda Primary School\*

Council Rates: \$2094.91\*

Water Rates: \$1,281.53\*

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!

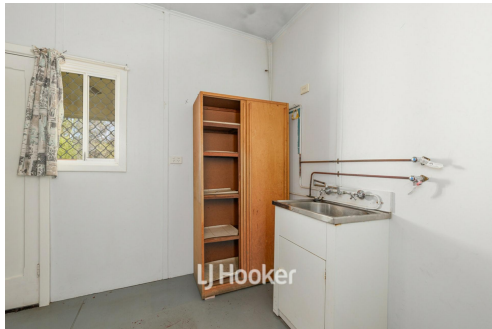
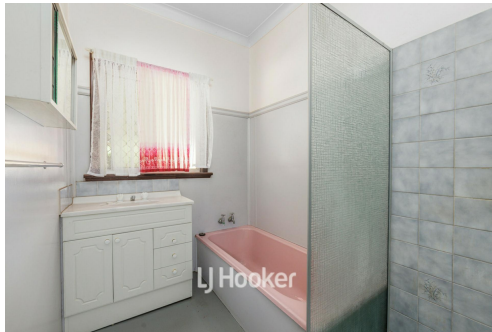
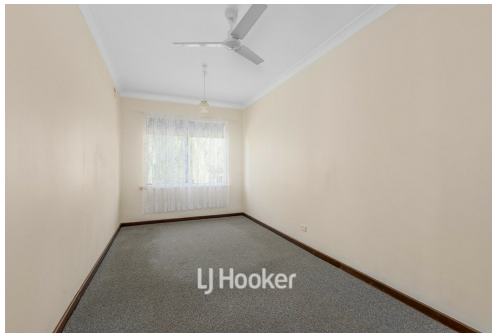
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## More About this Property

Property ID	17N7HND
Property Type	House
Land Area	658 m2

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