

4/31 Austral Parade, East Bunbury

Welcome to 4/31 Austral Parade, Bunbury!

Welcome to 4/31 Austral Parade, a modern, low-maintenance gem ideally positioned in one of Bunbury's sought-after locations. Just moments from the CBD and close to the peaceful waterfront, this property offers the perfect combination of convenience, lifestyle and easy-care living.

Inside, you'll find a well-designed three-bedroom, two-bathroom layout, offering comfort and practicality. All three bedrooms feature built-in robes, while the master bedroom enjoys the added convenience of its own ensuite.

The home features a separate front lounge, along with an open-plan living and dining area that flows seamlessly out to a private courtyard, the perfect spot for your morning coffee or weekend BBQs. Split-system reverse-cycle air conditioning to the living area ensures year-round comfort, while the secure double garage provides convenient parking and additional storage.

Whether you're a first-home buyer, downsizer or investor, this property presents an appealing opportunity in a convenient Bunbury location.

3 2 2

FOR SALE
From $649,000

VIEW
Sat 21st Nov @ 11:00AM - 11:30AM

AGENTS
Katie Ryan
0458 458 565
katie.ryan@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.

Property Features:
- Three bedrooms, all with built-in robes
- Two bathrooms, including an ensuite to the master bedroom
- Separate front lounge
- Open-plan living and dining area
- Split-system reverse-cycle air conditioning to the living area
- Private courtyard for outdoor relaxation and entertaining
- Secure double garage
- No strata fees
- Approximately 2km from Bunbury CBD
- Approximately 1.9km from Bunbury Forum Shopping Centre
- Currently leased at $620.00 per week, lease expiring on 10/05/27

With cafes, parks, shopping, and the waterfront nearby, this property offers a fantastic opportunity to secure a low-maintenance home in a convenient location.

Don't miss your chance to secure this quality property.

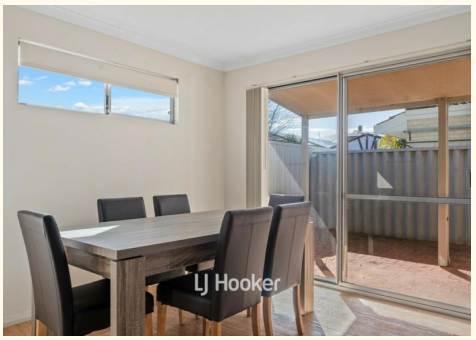
Contact Katie Ryan on 0458 458 565 to arrange your inspection today!

MORE DETAILS

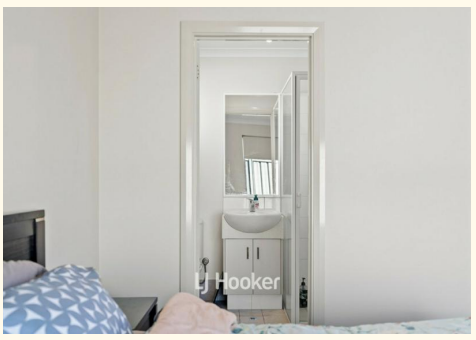
Property ID	1BJPHND
Property Type	House
Land Area	207 m2
Including	Ensuite
	Toilets (2)
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











Katie Ryan 0458 458 565
Sales Consultant â€“ Bunbury | katie.ryan@ljhsouthwest.com.au

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