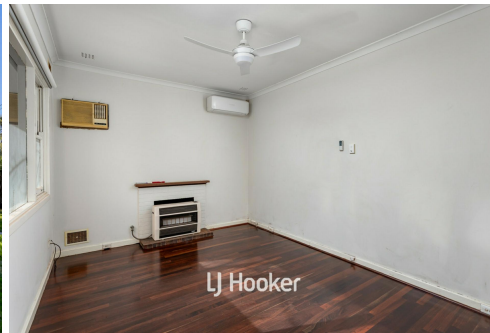




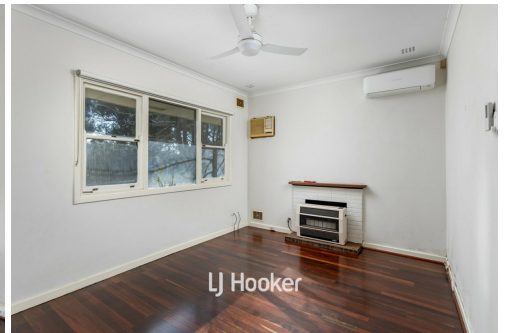
LJ Hooker



LJ Hooker



LJ Hooker



LJ Hooker

## Medina, 64 Bingfield Road East

Great Opportunity to Enter the Market!

Set on a generous block just 30 minutes from Perth CBD, this charming 3-bedroom, 1-bathroom home offers the perfect start for first home buyers or a solid investment opportunity. Featuring polished timber floors, high ceilings, ceiling fans, and security doors/screens throughout, the home exudes comfort and practicality. Enjoy year-round outdoor living under the huge A-frame gabled patio, with a carport and garden shed adding to the convenience. Positioned close to schools, shops, and public transport, this property ticks all the boxes for location and lifestyle.

### FEATURES:

- 3 well-sized bedrooms with ceiling fans
- Front lounge room with timber flooring, ceiling fan, and reverse cycle air conditioning
- Open-plan kitchen and dining area featuring gas upright cooktop
- Large laundry with separate toilet
- Side access to the rear yard



### For Sale

Offers Over \$499,000

### View

By Appointment

### Contact

**James O'Neill**

0451 309 029

[james.oneill@ljhsouthwest.com.au](mailto:james.oneill@ljhsouthwest.com.au)

**Milan Kokir**

0403 597 101

[milan.kokir@ljhsouthwest.com.au](mailto:milan.kokir@ljhsouthwest.com.au)



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

**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.

- Expansive gabled patio area
- Garden shed
- Single carport
- Approximately 750m Thomas Oval & BMX Track
- Approximately 1km to Medina shops, featuring an IGA, Pharmacy & Café
- Less than 1km to Medina Primary School
- Approximately 1.5km to Gilmore College
- Less than 2km to Kwinana Adventure Park & Recquatic Centre
- Approximately 5km to Kwinana Dog Beach

Council Rates: \$1850.00\*

Water Rates: \$836.93\*

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 About this Property

<b>Property ID</b>	184FHND
<b>Property Type</b>	House
<b>Land Area</b>	620 m2

**James O'Neill 0451 309 029**

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

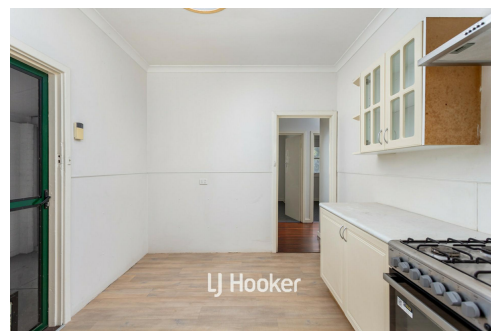
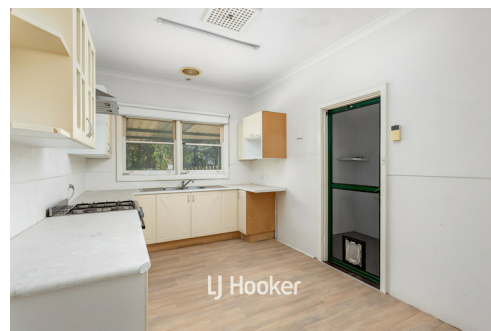
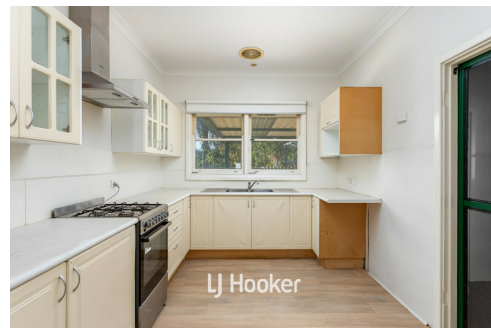
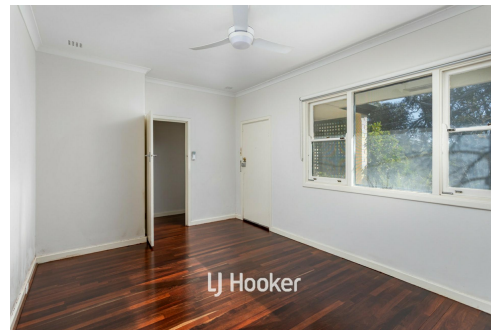
**Milan Kokir 0403 597 101**

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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

130 Victoria Street, BUNBURY WA 6230

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