

South Bunbury, 12 Julia Drive

Investment or First Home Opportunity on 685m² Block!

Situated on a generous 685m² block in a peaceful street of South Bunbury, this large 3-bedroom, 1-bathroom home offers space, comfort, and convenience. Short distance to Newton Moore High, Adam Rd Primary Schools, The Parks Shopping Centre, and the Race Course, offering easy access to local amenities. With expansive living areas and a large rear yard, it's perfect for families or those who love to entertain.

Property Features:

- Large separate lounge, dining, and kitchen areas, offering plenty of room for family living.
- Air conditioning in the main living room to ensure year-round comfort.
- Spacious rear yard featuring a garden shed and powered workshop —perfect for storage or DIY projects.
- Large outdoor entertaining area, ideal for gatherings and enjoying the outdoors.
- Rear access and undercover parking for added convenience and security.



For Sale
Offers Over \$599,000

View
ljhooker.com.au/17G0HND

Contact
Pat Shine
0438 263 068
pat.shine@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.

This home offers the perfect combination of space and location. Don't miss your chance to view this great property!

For more information contact Pat Shine on 0438 263 068!

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

Property ID	17G0HND
Property Type	House
Land Area	685 m2

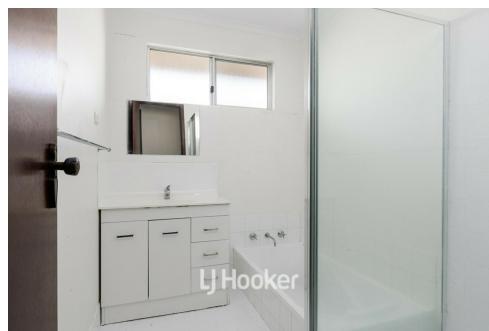
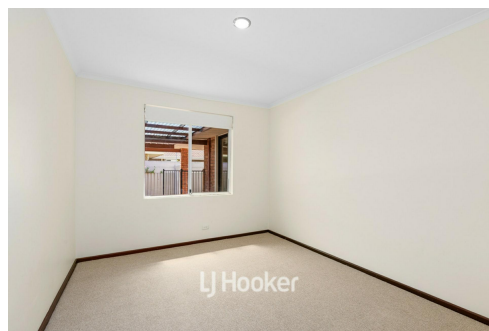
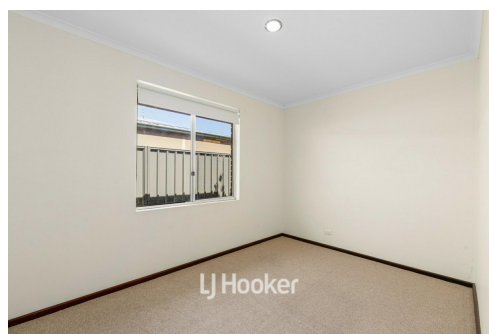
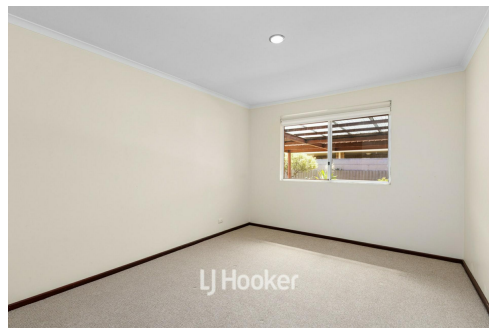
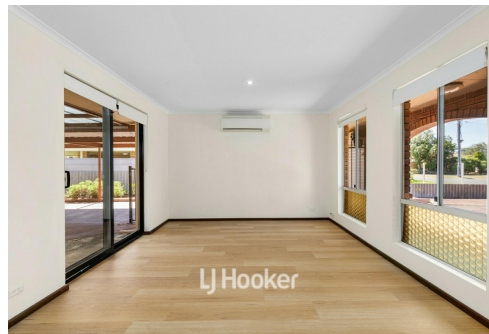
Pat Shine 0438 263 068

Sales Consultant | pat.shine@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



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.

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