



South Bunbury, 146 Spencer Street

Developers Alert! R40/60 - Mixed Use Residential

Developers look no further than this enormous 2,023sqm South Bunbury property with unlimited potential!

- Zoned R40/60 - Mixed Use Residential
- 4-9 lot subdivision? With neighbouring properties subdivided into anywhere between 4 & 9 units the opportunities are endless.
- Medical Precinct? Just meters from Bunbury Day Hospital, South West Surgical Services, Bunbury Orthopedic & Sports Services, Bunbury Orthodontics Centre.

The property includes an existing 4x1 home that can provide immediate rental income or serve as a base for future development planning.

The surrounding suburb is known for its vibrant community, excellent schools, and convenient access to shopping, dining, and public transport, further enhancing the property's appeal. The combination of its strategic location and the existing infrastructure



For Sale
Please Call

View
ljhooker.com.au/170JHND

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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.

makes it a rare opportunity to capitalize on the area's ongoing growth while retaining the flexibility to create something truly transformative.

Current Rent - \$540.00 pw (increasing to \$585.00 per week mid February)

Lease Expiry —6th June 2025

Existing features:

- Built in Wardrobe
- Split system AC
- Tiled Patio
- Shed with roller door
- Side access

All developments will be subject to the relevant approvals and potential purchasers are required to undertake their own due diligence.

Don't miss out on this opportunity! For more information, Call or Text James O'Neill on 0451 309 029.

Rates:

Council Rates: Rates:\$2,500*

Water Rates: \$1,200*

Approximate only *

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.

Local Planning Scheme No. 8

Mixed Use —Residential

"To facilitate development of residential and non-residential land uses in strategic locations that complements the hierarchy of designated activity centres, including the Mixed Use - Commercial Zone, with a predominantly residential character and amenity that meets both the medium to higher density housing and employment needs of the city. To facilitate the development of walkable and vibrant places: with a distinctive sense of place that maintains a high standard of urban design and amenity; with a land use mix appropriate to the role and functions of the locality in supporting desired economic and social activity that services the needs of predominantly residents; and with provision of greater transit oriented development that supports the viability of public transport and other infrastructure. To ensure that the scale of development and intensity of land use activity does not generate nuisances detrimental to the health, welfare and safety of residents and transitions sensitively into surrounding residential areas."



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More About this Property

Property ID	170JHND
Property Type	House
Land Area	2024 m2

James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

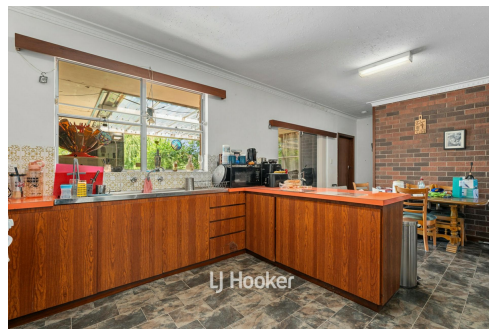
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