



34 Constitution Street, South Bunbury

## Charming South Bunbury Character Home

Set in the sought-after suburb of South Bunbury, this charming 3 bedroom, 1 bathroom character home offers warmth, space and timeless appeal. High ceilings and polished timber floorboards highlight the home's classic character, and the welcoming front lounge provides a comfortable space to unwind. The open plan living area forms the heart of the home, creating a relaxed setting for everyday living, with the versatile sleepout providing additional flexibility as a home office, activity room or guest space.

Outdoors, the property continues to impress with a double carport and a drive-through garage providing convenient access to the spacious rear yard. A covered patio with beautiful foliage overhead creates a peaceful and private setting for entertaining or relaxing, surrounded by established gardens that enhance the home's charm. Completing the property is a character brick shed offering excellent storage or workspace, thoughtfully divided into one large area and two smaller sections.

This delightful home perfectly combines character, functionality, and outdoor appeal, making it an ideal choice for families or anyone seeking a peaceful South Bunbury lifestyle.

3 1 2

**FOR SALE**  
From \$899,000

**VIEW**  
By Appointment

**AGENTS**  
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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

## FEATURES:

- High ceilings & polished timber floorboards
- Separate front lounge
- Spacious open living area
- Versatile sleep out/office or activity room
- Split system air conditioning in the living room
- Gas bayonets
- Solar panels
- Instantaneous hot water system
- Three toilets (including outdoor) for added household convenience
- Double carport
- Drive-through garage with access to the rear yard
- Additional Side access through gate
- Security screens
- Covered patio entertaining area with leafy overhead foliage
- Highly productive garden with established vegetable beds, fruit trees and grapevines
- " Outdoor deck area adjoining a versatile studio —ideal as a gym, teenage retreat or hobby space
- Dedicated space for caravan or additional vehicle storage
- Connected to the bore
- Reticulation
- Character brick shed divided into one large area and two smaller sections
- Zoned R20/60, offering potential for future subdivision or development (subject to relevant approvals)
- Conveniently located close to doctors, pharmacy, shops and sporting facilities

Council Rates: \$2,791.06\*

Water Rates: \$282.90\*

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 DETAILS

Property ID	19XTHND
Property Type	House
Land Area	971 m2

### James O'Neill 0451 309 029

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