



South Bunbury, 37 Parry Street

Untapped potential

This property is packed with potential and waiting for the right buyer to bring it to life. With a spacious 4 bedroom 1 bathroom main house and a 1x1 granny flat/studio, it's ideal for families looking for extra space or renovators seeking a project with real rewards. The pool adds a fantastic feature for summer fun, and with a bit of TLC, the outdoor area could become a standout entertaining space.

The granny flat/studio offers a perfect solution for extended relatives or a private retreat for teens. Renovators will love the flexibility to update and transform this property into a modern masterpiece. If you're ready to roll up your sleeves, this is your chance to create something special that works for your lifestyle or investment goals!

FEATURES INCLUDE:

- Triple garage with a workshop
- Semi enclosed front yard



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.

4 1 3

For Sale
From \$799,000

View
ljhooker.com.au/16YEHND

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

- Front decked balcony
- Semi ensuite
- Modern bathroom
- Underground pool
- Glass panel fencing around pool

Granny flat/Studio

- Bathroom
- Kitchen
- Patio
- 860m from the beach as the crow flies*
- 230m from Brother Valentine Flynn Park*
- 550m from the Big Swamp Reserve as the crow flies*

This property is being sold in its current condition, "As Is." Interested parties will have access to the timber pest and major structural inspection at their request.

Rates:

Council Rates: Rates:\$3,100*

Water Rates: \$1,200*

Approximate only *

Contact James O'Neill on 0451 309 029 today to schedule your private viewing and make this house yours!

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	16YEHND
Property Type	House
House Size	222 m2
Land Area	1211 m2

James O'Neill 0451 309 029

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

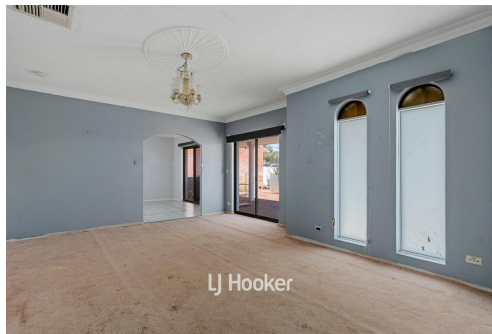
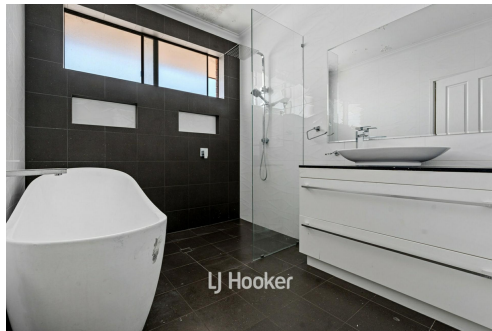
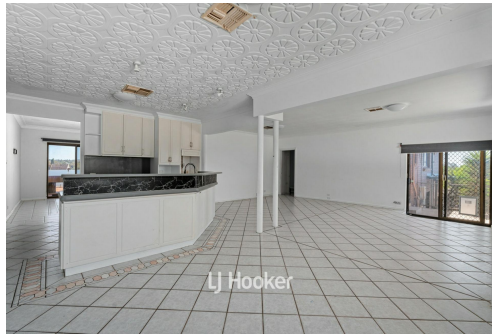
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