



40 Goldsmith Street, South Bunbury

## Development Potential in Sought-After South Bunbury!

Positioned on a generous 2,024m<sup>2</sup> block in sought-after South Bunbury, this double brick home presents an exciting opportunity for investors, developers, or buyers looking to secure a large parcel of land with future potential. Zoned R20/30, the property offers excellent development possibilities while still providing a comfortable residence with a functional layout.

The home features a formal lounge and dining area at the front, flowing through to an open-plan kitchen and living space designed for everyday living. The main bedroom includes built-in robes and a private ensuite, while three minor bedrooms are positioned in a separate wing off the living area, two of which include built-in robes. The living area extends out to a covered patio, creating a seamless indoor-outdoor space ideal for relaxing or entertaining. Set on an expansive block complete with a tennis court, the property offers outstanding scope for subdivision, redevelopment, or future improvement (subject to relevant approvals).

### Features:

- Generous 2,024m<sup>2</sup> block
- Zoned R20/30 with excellent development potential

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### FOR SALE

Offers in the \$900,000's

### AGENTS

James O'Neill  
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Milan Kokir  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Formal lounge & dining
- Open plan kitchen & living area
- Main bedroom with built-in robes & ensuite
- Bedroom wing off living area with three bedrooms, two with built in robes
- Large laundry, separate toilet and main bathroom
- Security screen doors
- New hot water system
- Ducted evaporative air conditioning
- Outdoor patio area
- Double brick construction
- Existing tennis court with scope for restoration or repurposing
- 1km to Bunbury Turf Club & Parks Shopping Centre\*
- 1.4km to Big Swamp Reserve\*
- Less than 2km to the Beach\*

Council Rates: \$2,957.88\*

Water Rates: \$1,313.53\*

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 seller's 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	1A3GHND
Property Type	House
Land Area	2024 m2

### James O'Neill 0451 309 029

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