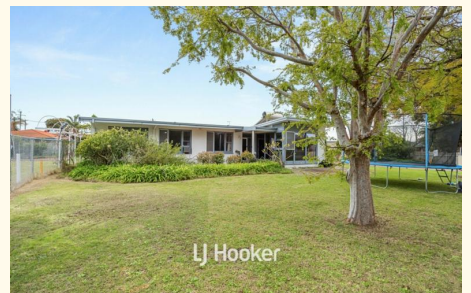




LJ Hooker



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86 Minnipup Road, South Bunbury

Space, Lifestyle & Future Potential in One Package




Set on a remarkable 1,987m² corner block in South Bunbury, this property combines space, lifestyle, and future potential in one unique package. Zoned R20/30, it's a rare chance for developers seeking opportunity or families looking for room to grow.

The home itself offers warmth and character, with a cosy fireplace creating the perfect winter retreat and expansive windows capturing views across the sprawling backyard. Step outside and you'll discover a full-sized grass tennis court and sweeping lawns —an ideal setting for summer entertaining, casual sports, or simply enjoying the outdoors.

Adding to the appeal is the unbeatable location —just moments from Bunbury's pristine beaches and only a short drive into the CBD where cafés, shops, and dining await. Whether you're chasing lifestyle, space, or development options, this property delivers it all.

Features include:

- 4 bedrooms, 1 bathroom
- 4th bedroom/kids toy room/ dining room
- Brand new built in robes to one bedroom

4  1  2 

FOR SALE
From \$899,000

AGENTS

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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.



- Separate lounge
- Well equipped kitchen with plenty of bench and cupboard space
- Brand new Meile dishwasher
- Jarrah floors throughout
- Air-conditioning
- Wood fire
- Alfresco area with additional patio - fantastic for entertaining friends and family
- Fully fenced and gated, ideal for kids and pets to play
- 4.3m sliding gate + 1.1m swing gate, expandable to 5.5m for larger vehicles
- Grassed tennis court
- Double carport
- Fully air conditioned workshop/mancave
- Side access to the rear yard
- Solar hot water system
- Mature fruit trees
- 10,000 litre water tank connected to the Bore for watering the fully reticulated land
- Recently connected to mains gas
- Approximately 900m to Adam Road Primary School
- Approximately 1km Newton Moore Senior High School
- Less than 2km to South Bunbury Primary School within the school catchment
- Approximately 1km to the beach

Council Rates: \$2,838.72

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 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	18ENHND
Property Type	House
House Size	130 m2
Land Area	1987 m2

James O'Neill 0451 309 029

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