

## South Bunbury, 1/164 Minninup Road

### Beautifully Renovated 2x1 Home in South Bunbury!



Beautifully renovated and move-in ready, this stylish 2-bedroom, 1-bathroom home offers modern comfort with timeless charm. Featuring stunning Jarrah floorboards throughout, a renovated kitchen with sleek appliances and light-filled open-plan living with reverse cycle air-conditioning, the home has been tastefully updated to create a fresh, contemporary feel.

Set on a spacious, fully enclosed block and ideally located close to shops, schools, university, hospital, parks, and sports grounds, this is a fantastic opportunity for first-home buyers or savvy investors in the sought-after South Bunbury community.

#### FEATURES INCLUDE:

- Recently renovated
- Polished jarrah floorboards throughout
- Open plan kitchen, dining & living



**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.

**For Sale**  
From \$475,000

**View**  
By Appointment

**Contact**  
**James O'Neill**  
0451 309 029  
james.oneill@ljhsouthwest.com.au

**Milan Kokir**  
0403 597 101  
milan.kokir@ljhsouthwest.com.au

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

- Split system air conditioning
- Ceiling fans to bedrooms
- Single carport
- Side access to rear yard
- Large enclosed back yard
- 150m to South Bunbury Marketplace\*
- 400m to Newton Moore High School\*
- Less than 500m to Adam Road Primary School\*
- Approx. 1km to the beach\*

**Rates:**

No Strata Fees

Council Rates: \$2345.00\*

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 About this Property

|                      |         |
|----------------------|---------|
| <b>Property ID</b>   | 18ANHND |
| <b>Property Type</b> | House   |
| <b>Land Area</b>     | 438 m2  |

**James O'Neill 0451 309 029**

Licensed Sales Agent | james.oneill@ljhsouthwest.com.au

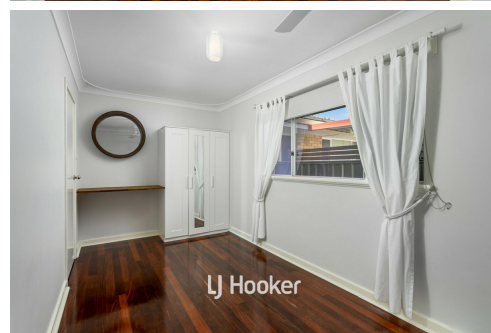
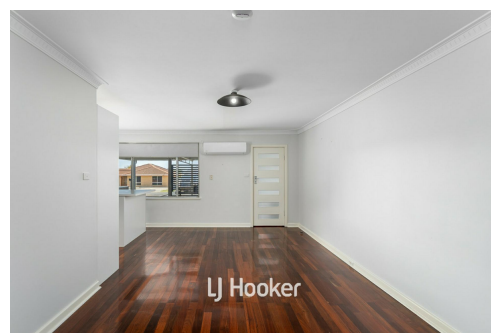
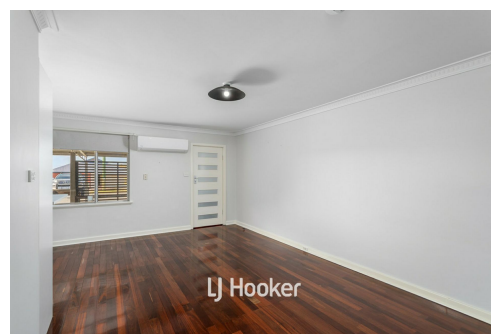
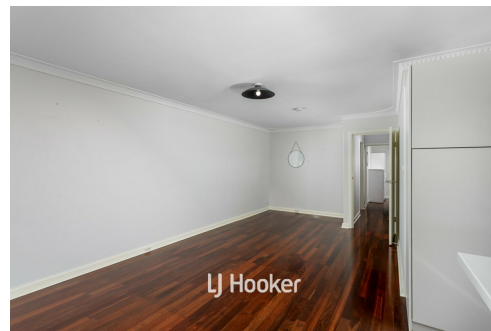
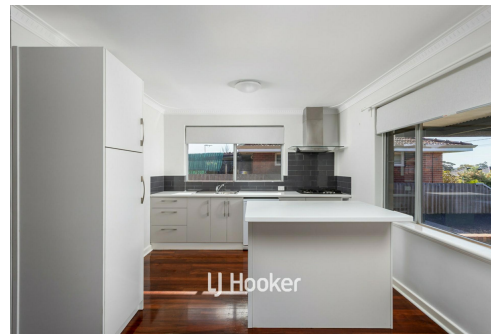
**Milan Kokir 0403 597 101**

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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