

## South Bunbury, 2/164 Minninup Road

### Cosy South Bunbury Home

This neat and tidy 2 bedroom 1 bathroom property ticks all the boxes. It's close to grocery shops, parks, schools, university, hospitals and sports grounds. Featuring an open plan living with reverse cycle air-conditioning and a large private fully enclosed backyard with side and back patio. This home built in 1971 is a perfect starter opportunity or solid investment.

The South Bunbury community is a vibrant and welcoming part of Bunbury. Known for its coastal charm and family-friendly atmosphere. This area boasts beautiful parks, and recreational facilities, making it an ideal place for outdoor enthusiasts. With a mix of local shops, cafes, and schools, South Bunbury offers a balanced lifestyle for both families and individuals.

#### FEATURES INCLUDE:

- Recently renovated



**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.

**SOLD**



**For Sale**  
From \$389,000

**View**  
[ljhooker.com.au/16F4HND](http://ljhooker.com.au/16F4HND)

**Contact**  
**James O'Neill**  
0451 309 029  
[james.oneill@ljhsouthwest.com.au](mailto:james.oneill@ljhsouthwest.com.au)

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

- Open plan
- Split system air conditioning
- Ceiling fans
- LED down lights throughout
- Games room
- Paved patio
- Solar panels
- Undercover parking
- Established gardens
- 200m to South Bunbury Marketplace\*
- 2km from the beach (as the crow flies)\*
- 400m to Newton Moore High School\*

## RENTAL

Estimated rental value as at 08/10/2024 - \$480-\$500 per week\*

\*Information derived from comparable rentals both available and leased as well as in house rental data. This information is subject to change, and we recommend getting updated independent advice.

The property is currently leased at \$310 per week until 14/03/2025. The tenant has the option to break lease at any point with 2 weeks notice

Rates:

No Strata Fees

Council Rates: Rates:\$2,100\*

Water Rates: \$1,200\*

Approximate only \*

Don't miss out! Contact James O'Neill on 0451 309 029 to secure this property!!

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>	16F4HND
<b>Property Type</b>	House
<b>House Size</b>	82 m <sup>2</sup>
<b>Land Area</b>	500 m <sup>2</sup>
<b>Including</b>	Toilets (1)

**James O'Neill 0451 309 029**

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

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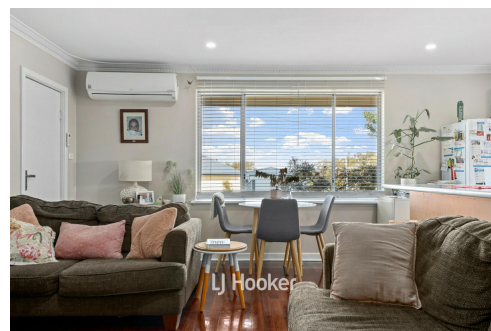
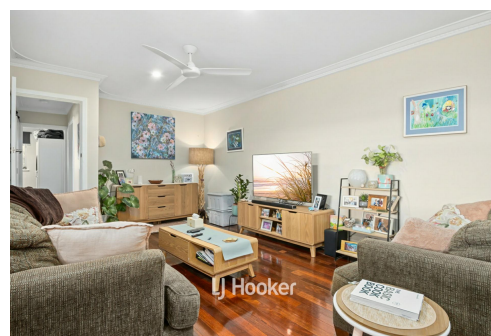
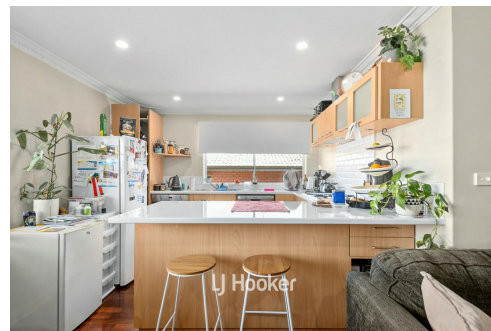
130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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