

South Bunbury, 1/68 Minninup Road

NEST OR INVEST

3 1 1

For Sale
\$499,000

View
ljhooker.com.au/16MSHND

Contact
Mitch Davidson
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Emily Chappell
0447 340 344
emily.chappell@ljhsouthwest.com.au

Welcome to this delightful 3-bedroom unit at 1/68 Minninup Road, South Bunbury—a perfect blend of comfort and convenience ideal for first home buyers, astute investors, and retirees looking to downsize without compromising on living space. Situated close to local deli.

Nestled within the charming locale of South Bunbury, this attractive brick unit with a classic tile roof stands on a generous 369 square metre allotment. The single carport provides convenient off-street parking, while additional features such as solar panels and security screens ensure both energy efficiency and peace of mind.

As you step inside you will be greeted with lovely timber hardwood floors, good size bedrooms all with BIR's, two living areas and large modern bathroom and kitchen.

Get in quick as this property will not last long.



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.

LJ Hooker Property South West WA
(08) 9791 6880

WHY BUY ME:

- Kitchen features a double sink, large pantry, exhaust fan, electric oven and gas cooktop and timber hardwood floor
- Family/dining area features R/C Air-conditioning, timber hardwood floors and wooden venetians
- Lounge area with timber hardwood floor, ceiling rose, wooden venetians and curtains
- Queen size master suite with roller blinds, R/C Air-conditioning and carpet underfoot
- One Queen size minor bedroom with roller blinds, BIR and carpet underfoot
- One Double size minor bedroom with roller blinds, BIR and carpet underfoot
- Modern main bathroom with vanity, bath, shower, heating light and wall to ceiling tiling
- Laundry with single wash trough, broom cupboard, access to carport and separate water closet
- Hardwood floor and timber venetians through majority of the home
- Large, paved courtyard
- 720L rainwater tank
- Instant gas hot water system
- Solar panels
- Tinted windows & security screens
- Single carport with storeroom
- Insulated roof

Contact Mitch Davidson or Emily Chappell TODAY on 0408 910 337 or 0447 340 344.

Land Rates: Approx. \$2,492.93 p.a.

Water Rates: Approx. \$1,281.53 p.a.

Land Size: Approx. 110m2

Build Year: Approx. 1993

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	16MSHND
Property Type	Unit
Land Area	110 m2

Mitch Davidson 0408 910 337

Licensed Sales Agent / Branch Manager - Collie |
mitch.davidson@ljhsouthwest.com.au

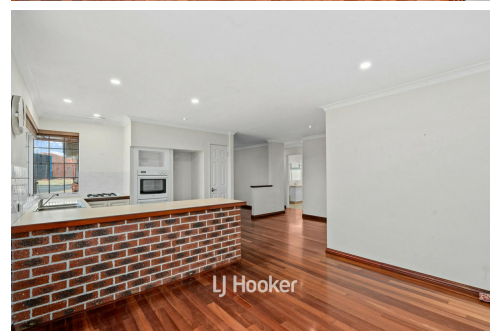
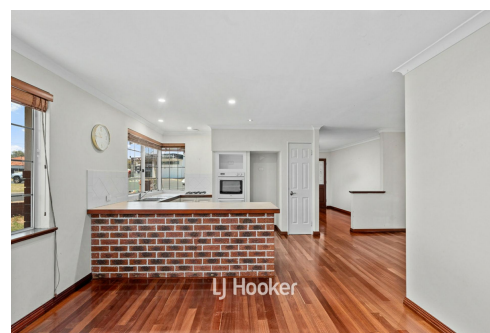
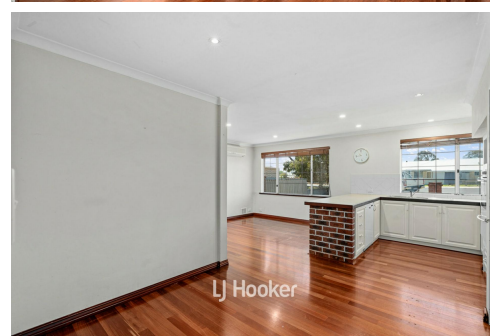
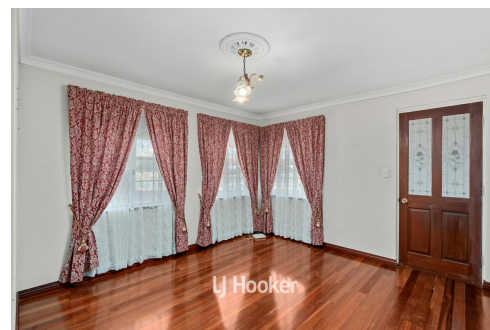
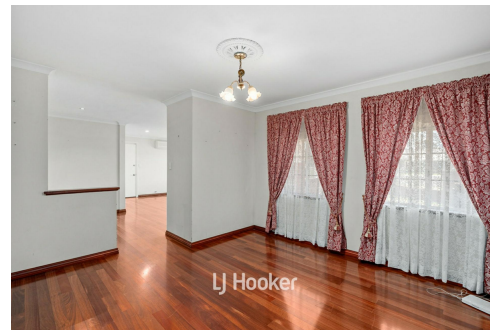
Emily Chappell 0447 340 344

Buyers Representative for Mitch Davidson | Emily.chappell@ljhsouthwest.com.au

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1/68 MINNINUP ROAD, SOUTH BUNBURY, WA 6230



TOTAL: 96 m²
FLOOR 1: 96 m²
EXCLUDED AREAS: STORAGE: 4 m², CARPORT: 23 m², PORCH: 12 m²
MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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