



## Usher, 29 Pritchard Cross

Great Investment Opportunity Close to Beach, Schools & Amenities

Ideally located just 1.5km from the beach and within walking distance to the local park, this spacious 5 bedroom, 2 bathroom home presents a fantastic investment opportunity in a sought-after coastal pocket.

The home offers year-round comfort with ducted cooling throughout and boasts a low-maintenance paved backyard, perfect for easy outdoor living. With convenient side access for a boat or caravan and a powered workshop, there's ample space for hobbies, storage, or weekend projects-making it as practical as it is comfortable.

Set in a family-friendly neighbourhood, the property is close to schools, sporting facilities, and Bunbury hospital-making it highly appealing to both tenants and future homeowners. The home is currently leased at \$600 per week until October 2025, providing immediate rental income and peace of mind for investors. This is a rare chance to secure a well-

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**For Sale**  
From \$589,000

**View**  
By Appointment

**Contact**  
**James O'Neill**  
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**Milan Kokir**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

**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.

positioned, low-maintenance property with solid returns in a growing coastal community.

#### FEATURES:

- 5 Bedrooms, 2 Bathrooms
- Main bedroom with shutters, walk in robe and en-suite
- 4 minor bedrooms, one with outside access
- Ducted cooling throughout
- Gas point in living room
- Powered workshop
- Side access for boat or caravan
- Fully fenced low maintenance paved backyard

#### NEARBY:

- Less than 1.5km to Maiden's Park Primary School\*
- Approximately 1.5km to the beach\*
- Less than 2km to South West Sports Centre\*
- Approximately 2.5km to Bunbury Hospital\*

Council Rates: \$2844.27\*

Water Rates: \$1,281.53\*

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 About this Property

<b>Property ID</b>	1836HND
<b>Property Type</b>	House
<b>Land Area</b>	641 m2

#### James O'Neill 0451 309 029

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