

## Withers, 12A Whitley Place

### Tidy Investment Opportunity in a Quiet Complex

Set back from the road in a small, private complex of just three units, this well-presented property offers a fantastic opportunity for savvy investors or first-time buyers. The kitchen has been updated with a brand new electric stove, oven, rangehood, and fresh modern cabinetry that continues through to the bathroom, creating a cohesive feel.

With its own private outdoor space, thoughtful upgrades, and a highly convenient location, this unit ticks all the boxes for comfortable, low-maintenance living. The seller is also open to renting back the property, making this a great option for investors looking for immediate returns.

#### Property Features:

- Two generously sized double bedrooms (with wardrobes included)
- Well-appointed main bathroom with separate bath and shower
- Separate toilet for added convenience



**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**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/17ZGHND](http://ljhooker.com.au/17ZGHND)

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

- Updated kitchen with new electric stove, oven, rangehood & modern cabinetry
- Split system air-conditioning for year-round comfort
- 18-panel solar system with brand new inverter
- Laundry with second toilet and large walk-in linen cupboard
- New instant gas hot water system
- Gas bayonet point in the lounge room for heating
- Private courtyard
- Single carport with room for additional parking

**Location Highlights:**

- Walk to South West Sports Centre, Market Place Shopping Centre & local schools
- Close to Bunbury Hospital, Regional TAFE, and local amenities
- Easy access to beaches, reserves, and transport links

This is a strata property with no strata fees, which is a rare bonus. Whether you're expanding your portfolio or securing a home in a peaceful setting, this one is worth a look.

Contact exclusive selling agent Helen Povey today to arrange your private viewing.

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 seller's 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>	17ZGHND
<b>Property Type</b>	Unit
<b>Land Area</b>	334 m2
<b>Including</b>	Toilets (2)

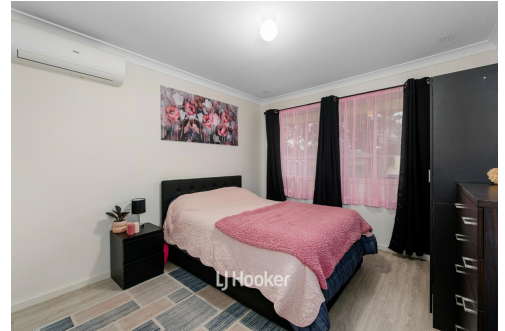
**Helen Povey 0409 295 259**

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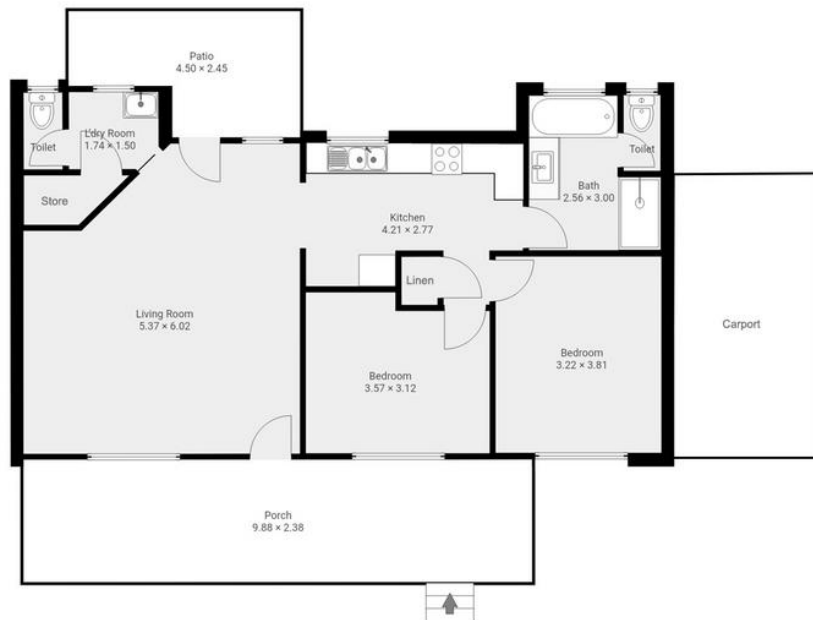
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.