




1E Jacaranda Crescent, Withers

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The Perfect Start or Great Investment!

Set on a generous 840m² block, this practical 3-bedroom, 1-bathroom strata residence is packed with potential and perfectly suited for first home buyers, downsizers, or savvy investors!

Stepping inside, you are greeted with a semi-open plan main living area with the kitchen and dining. There is a Master bedroom to the front with a ceiling fan, and 2 minor bedrooms to the rear of the home.

Outside, you have a sitting area overlooking a fishpond, which creates a tranquil spot to sit back, relax and unwind with a morning coffee! The rear yard is well-kept with beautiful gardens. There is a good-sized portion of land to the left-hand side of the home with side gate access available to potentially store a boat, caravan or trailer.

The perfect opportunity to nest or invest starts right here!

Features of this property include:

- 3 bedrooms, 1 bathroom
- Semi-open plan main living
- Reverse cycle split system
- Ceiling fans to the Master and minor bedrooms

FOR SALE
From \$450,000

AGENTS

Tanya Grooby
0450 143 140
tanya.grooby@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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**

- Neat and tidy gardens to the front and back of the home
- Solar panels
- Single carport
- Within close proximity to the local shops, South West Sports Centre, local Library, and general amenities of the area
- Potential rent return of \$470 - \$500 per week

Currently located in a cul-de-sac location with plans in place for Jacaranda Crescent to join Hester Place in the near future, as a part of the City of Bunbury Structure Plan for Central Withers.

Shire Rates: Approx. \$2,378.53

Water Rates: Approx. \$1,313.53

Don't miss your chance to secure this property.

For more information, call or text Tanya Grooby on 0450 143 140 today!

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 DETAILS

Property ID	18XHHND
Property Type	Unit
House Size	99 m2
Land Area	840 m2

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