

## 3/212 Spencer Street, SOUTH BUNBURY, WA 6230

Elizabeth Gardens! - Over 55's

My grandparents were the first owners!

They purchased it off the plan as it was one of the best design's! And I till think it is!

Unlike many in the complex it has 2 separate bedrooms, and not a bedroom/living room combined!

The current owner has moved on and so here is the opportunity for you to move into the highly sought after Elizabeth Gardens complex, where many over 55's aim to retire.

I have had the pleasure of selling this one several times, and with each owner, new improvements, BUT Lyn has done the most!

The kitchen has been completely renovated, with stunning glass splash backs, new wall oven, hot plate and inbuilt range hood, lots of drawers and a big corner pantry. While it is light and bright due to the wrap around window that lets in ample light and is private as it looks out over the enclosed carport area.

**TYPE:** Sold

**INTERNET ID:** 21333226

**SALE DETAILS**

**\$210,000 - \$240,000**

**CONTACT DETAILS**

**SDEA Bunbury**  
13 Stirling Street  
Bunbury, WA  
08 9721 3533

**Roslyn Ierace**  
0407 529 398

Stunning timber look floors flow throughout making it easy to keep clean. Even into the 2 bedrooms, the spacious master has 4 doors of built in robes and a big window for light!

Quality drawstring, full blackout curtains have been installed throughout along with gorgeous lace curtains as well!

With reverse cycle split systems in the living room and the master bedroom to give year round comfort, even the choice of a gas point if you prefer. And feeling secure in your own home is always important so windows screens have been added as well as security doors, so you can feel safe and get the summer sea breeze as well!

Outside the fully enclosed rear yard is very low Maintenance, with storeroom, small garden shed and patio blinds to give you privacy as well, the single garage has an auto door, making it ever so private.

All in neutral tones, this home needs nothing but you to move in and enjoy the company of like minded owners in this always popular location, opposite Hands ovals, just a quick stroll to Doctor Foster & Associates, with the Bunbury City Plaza just down the road, and your on the bus route to the city centre as well.

So if your looking or, you after a property for mum, dad? Nanna or Pop! This is the place! Don't delay as we have priced it well for all its renovations and is sure to be snapped up quickly

Call Exclusive Agent Roslyn Ierace 0407 529 398 today

#leadingladyinrealestate

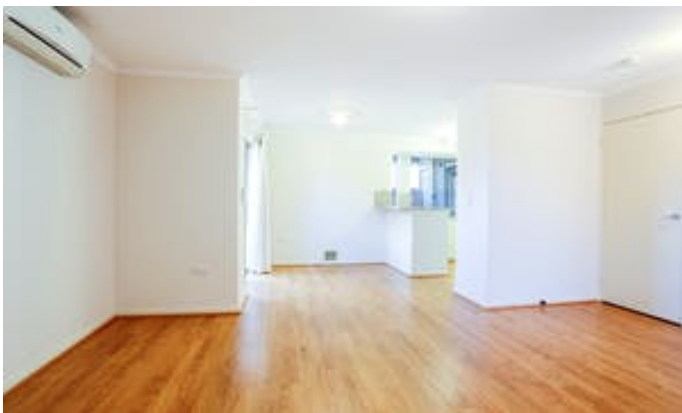
City of Bunbury Rates: - \$1,720.14

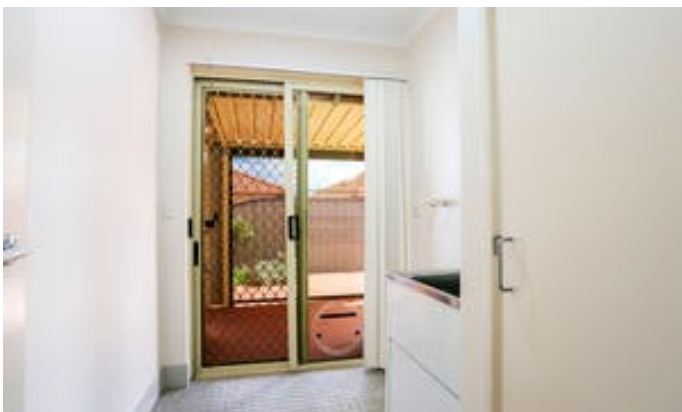
Watercorp Service Charges: - \$1,054.55

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden, Over 55's complex

- Land Area 133.00 square metres
- Building Area: 133.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage
- Air Conditioning

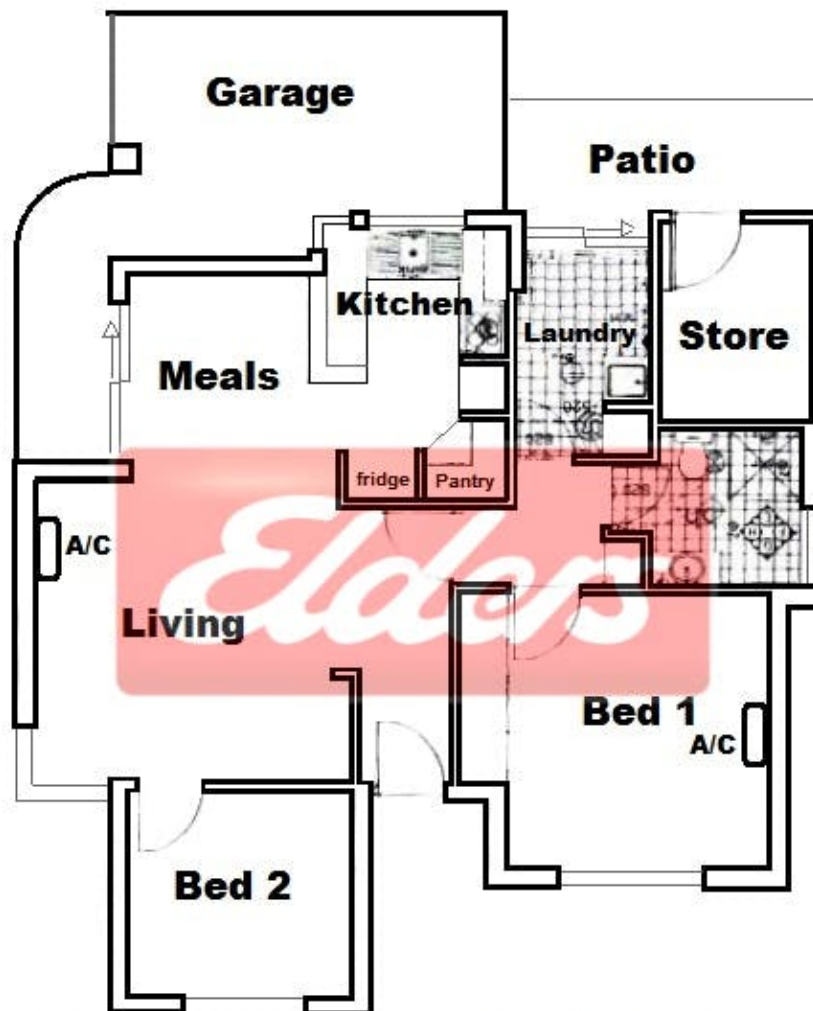












**3/212 Spencer Street, South Bunbury**

This plan should be used as a guide only and should not be relied upon for absolute accuracy