



25 Francis Street, SOUTH BUNBURY, WA 6230

SOLD by Roslyn Ierace with Openn Negotiation @ \$427,500

BIDDING HAS ENDED @ \$427,500

The BIG SWAMP doesn't sound impressive, BUT if you're a Bunbury local! You know that this area is highly sought after, walking distance to not only the big swamp, the wildlife park, and not much further along the beach! Not to forget the Plaza shopping Centre, and the choice of doctors and everything else you need, all at your door.

And this is why number 25 Francis Street, South Bunbury should be on your viewing list.

This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at www.openn.com.au

TYPE: Sold

INTERNET ID: 300P131623

AUCTION DETAILS

6:00pm, Monday November 20th, 2023

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

Whether you're a first homebuyer or retiree, looking for that quiet place to enjoy everyday life,

This gorgeous little character cottage boasts amazing neighbours, and rests on the perfect 542 m² lot, with the R60 zoning being a bonus for further potential.

In recent years, the home has been treated to a modern cladding, re-roofed with colour bond, solar panels added, and even a solar hot water system.

As you walk in, you get that feeling of being at home! The layout offers open plan, with lounge, overlooked by the kitchen and through a big wide archway the dining area off the lounge as well, with big window looking out over the quiet street. Room for a big fridge alongside the almost new split-level stove, and timber doors to the cabinets, while the laundry, has easy access off the kitchen and opens out to the rear patio.

Off the hallway, the two bedrooms with a full wall of built-in robes to the master bedroom and built in corner robes to the second bedroom and easy access to the enormous bathroom with shower toilet and ample storage for your linen.

Out the back yard has been almost divided in two, lawn first then behind the shed, what was once an amazing veggie garden, just waiting for someone to share its past passion.

So if you're after a place to call home in a quiet street, close to everything, or an investor after that almost inner-city opportunity, don't go past this fantastic home.

Call Exclusive Agent and Auctioneer Roslyn Ierace you today on 0407 529 398.

- 2 bedroom 1 bathroom home
- R60 zoning
- 542m² block
- Re-roofed and re-clad
- Separate Lounge
- Dining
- Spacious kitchen
- Ducted reverse cycle air con
- Solar panels
- Enclosed backyard
- AMAZING LOCATION

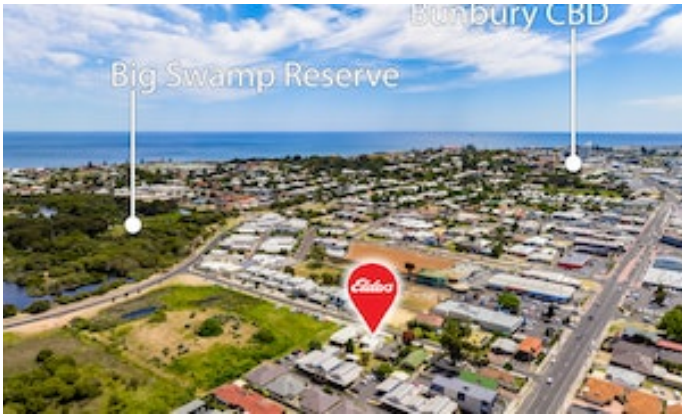
Council: \$2,098.85

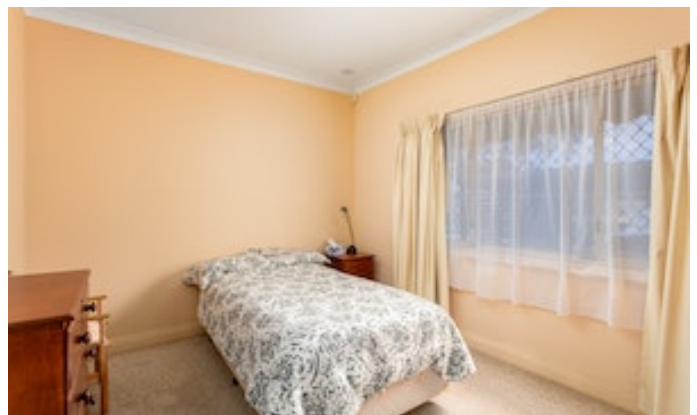
Sewerage: \$1,250.27

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterix) for reference. Boundaries marked on images are a guideline

and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision

- Land Area 542.00 square metres
- Building Area: 93.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Single carport











Real Estate

25 Francis Street, South Bunbury



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.