



## 5 Ednie Street, BUNBURY, WA 6230

### PICTURE PERFECT CHARACTER HOME ON CBD FRINGE

Rich in character and local history dating back to the early 1900s, this beautifully modernised home sits within one of inner Bunbury's most tightly held pockets.

Low maintenance and superbly positioned, it offers the very best of central Bunbury living, with caf  s, shopping precincts and the inlet all just moments from your door.

Truly magazine-worthy, all the hard work has been done. This charming residence blends original cottage character with contemporary updates, creating a home of timeless appeal while retaining its abundant period features.

The property is listed on the City of Bunbury Heritage Register. Any proposed alterations would require consultation with the local Shire Heritage Officer and may be subject to planning approval.

#### Features You Will Love:

- Stylishly modernised cottage with charming picket fence frontage

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P155066

#### SALE DETAILS

**Offers Over \$619,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

- Two generous bedrooms, one bathroom, plus a study or activity area
- Inviting entry hall with modern pendant lighting and high skirting boards
- Contemporary kitchen featuring ample storage, island bench with drawers, gas cooktop and dishwasher, centrally positioned to the living areas
- Family and dining room with jarrah flooring, large reverse-cycle air conditioning and soft, high-hung sheer curtains
- Versatile multi-purpose activity or study space
- Bedrooms are well-proportioned with jarrah flooring, wide skirting boards, timber windowsills and a stunning ornate fireplace with mantle
- Laundry with separate toilet
- High ceilings, detailed skirting boards and contemporary lighting throughout
- Powered shed
- Insulated
- Generous backyard with established plants, including a beautiful ornamental grapevine
- Joint driveway and parking to the left-hand side with neighbouring property
- Double gate side access from driveway to rear yard
- Connected to sewer and natural gas
- Prime location within walking distance of the Bunbury CBD, caf  s, shops and the inlet

Buyer's Note: Property cannot be sub-divided

Built in 1923\*

Block 417sqm

Zoned R15/40

Water rates \$1,313.53 pa\*

Shire rates \$2,384.47 pa\*

(wardrobes in bedrooms can be purchased separately)

(Fire pit in rear yard is not included in the sale)

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

Other features: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 418.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 1
- Floorboards









