



13 Babich Lane, GLEN IRIS, WA 6230

AUCTION HAS ENDED WINNING BID \$550,000

SOLD by Roslyn Ierace using Openn Negotiation!

River Lea Estate Glen Iris is just the spot!!

13 Babich Lane, Glen Iris, is a 2017 built 3-bedroom, 2-bathroom home, just the right size and in just the right location.

The photos in this advertisement are to be used as a guide only.

From the rear lane, direct access into your double garage leaves through your courtyard and enter the home.

The layout of this home is just perfect, all three bedrooms boast built-in robes, the master bathroom has a bath, shower, and vanity, while the ensuite with shower and separate WC.

TYPE: Sold

INTERNET ID: 300P162423

AUCTION DETAILS

6:30pm, Monday September 23rd, 2024

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

Off the hallway, the laundry also holds a separate second toilet.

The home opens out at the rear to the open plan living boasting a well-equipped kitchen with stunning stone benchtop, dishwasher, 900mm oven, and gas hot plate with built rangehood and overhead cupboards.

The open-plan area is big enough for a modern lounge suite and dining as well. The tranquil view out to the rear is going to be a treat on a summer's afternoon, under the protection of the alfresco, while your fur baby has just enough room to play!

The property is currently rented at \$550 per week and is due for a rent increase in May 2025 to \$600 per week

But honestly, it's the perfect place to call home, just five minutes' drive into Bunbury a stroll down to the Farmers Market, River Lea Estate has so much to offer.

Contact Exclusive Agent and Auctioneer Roslyn Ierace on 0407 529 398.

• 2017 built Dale Alcock home

• 236 m²* block

• 99 m²* of living

• Stone benchtop to kitchen

• Alfresco under the main roof

• Double lock-up garage to laneway.

• Easy care vinyl floors.

• Reverse cycle air conditioning.

• Perfect lock and leave home.

• Current tenant in place at \$550 per week, with an increase to \$600 per week in May 2025

Shire \$2,507.15*

Water \$1,281.53*

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!

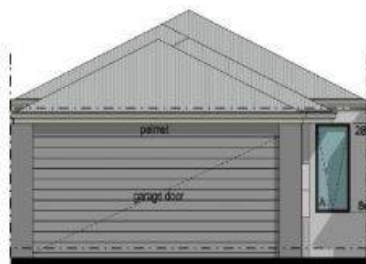
(The sellers reserve the right to sell prior) Register to watch the auction at openn.com.au

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 236.00 square metres
- Building Area: 99.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage







LANEWAY ELEVATION
1:100



PUBLIC OPEN SPACE ELEVATION
1:100

COLOUR SCHEME 'B'	
Roof Cover, G Door & Finaic	Front Door: Silver Eclipse 20.70
Colorbond Windspray	Hume Vastuare 20.70
Gybs/Fascia: Colorbond Surfmetal	
Main Render: Cladding Silver Earth Chisel 20.20	
Render 1: Garage & Site: Silver Eclipse 20.70	
Aluminium Window Frames: Silver Lustro	
	Paving: ALL DESIGN TYPES Bond Masterpave 200x200 Paveder

LEGEND	
1.21 m ²	SELECTED PAVING refer to colour scheme
1.21 m ²	SYNTHETIC TURF or compacted fill
1.21 m ²	LAWN, Natural Edge
1.21 m ²	GARDEN
1.21 m ²	STONE MULCH



DESIGN FLOOR PLAN
1:100