



176 Minninup Road, SOUTH BUNBURY, WA 6230

A Classic South Bunbury Gem with Endless Potential

Perfectly positioned in one of South Bunbury's most convenient locations, this 3-bedroom home sits proudly on a spacious 809m² block, offering a rare blend of comfort, space and opportunity.

Whether you're a first-home buyer, investor, or looking for your next renovation project, this property delivers exceptional value and lifestyle appeal.

Property Highlights:

Three generous bedrooms and one well-appointed bathroom

Light-filled living area with air-conditioning

Functional kitchen and dining layout with easy access to the outdoor patio

Expansive backyard with side access - perfect for entertaining, kids to play or future

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: 300P163824

SALE DETAILS

From \$620,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Tom Kitchen
0411 947 284

improvements/development

Secure garage/carport with auto door and off-street parking

Positioned on a large 809m² block offering great potential

Zoned R40/60

Ideally situated close to South Bunbury Marketplace with a variety of shops and amenities. A short drive to Maidens Reserve offering a beautiful walk trail and spectacular views, numerous Beaches & coastline along Ocean Drive, and Big Swamp Parkland.

Nearby caf  s, restaurants, schools, medical facilities, and public transport and approx. *10 minutes' drive into Bunbury CBD.

Council Rates: Approx. *\$2,350 per year

Water Rates: Approx. *\$1,250 per year

Whether you're looking to move in, lease out, or add your own touches, 176 Minninup Road presents an outstanding opportunity in one of the South West's most popular suburbs.

Please note the property is tenanted on a fixed lease until August 2026.

Don't miss your chance â   contact Tom Kitchen from Elders Real Estate Bunbury today to arrange your private viewing.

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: Close to Schools, Close to Shops, Close to Transport

- Land Area 809.00 square metres
- Building Area: 144.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single garage





