



## 5A Patrick Street, SOUTH BUNBURY, WA 6230

GUIDING HIGH \$400,000's

Situated in sought-after South Bunbury, this spacious 3 bedroom home has been treated to updates over the years to keep up with the modern day trends, yet still keeping the charm and character of yesteryear.

Hidden behind your very own privacy wall, the front veranda will let you bask in the winter sun in privacy...

As you walk in, the solid jarrah floorboards flow from the entry into the beautiful lounge to the left, with its fireplace taking pride of joy in the centre of the room. Decorative cornice, as you would expect, the room is cosy, yet spacious enough for a big lounge suite.

Opposite lies the master bedroom, with a big window looking out over the front, and is far enough away from the kids' rooms at the rear. It has a big built-in robe with double mirrored sliding doors, and a ceiling fan for the warmer summer days.

As you walk through into the open plan living at the rear, the high ceilings will surprise you!

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:** Auction

**INTERNET ID:** 300P179222

### AUCTION DETAILS

6:00pm, Monday August  
18th, 2025

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

The big family room, spacious meals, all overlooked by the Tasmanian oak kitchen, with lots of bench space, a pantry, the big free standing 900mm\* wide oven and fridge space, with plenty of overhead cupboards for extra storage as well.

The huge laundry at the rear boasts a massive linen cupboard, a 4-door cupboard with a double sink, tiled floors, and room for a spare fridge or freezer if you wanted.

The bathroom has also been renovated and has a second toilet.

The two minor bedrooms at the rear of the home both have ceiling fans as well!

At the rear, a very low maintenance concreted courtyard requires no maintenance at all.

For further details, call Exclusive Agent and Auctioneer Roslyn Ierace 0407 529 398

- 1961 Built brick and tile roof home
- 319m2\* block with brick privacy wall to front
- 3 bedrooms, all with ceiling fans
- 2 living areas
- Front and rear courtyards
- Tasmanian oak kitchen
- Renovated bathroom and laundry
- Wood fire

Shire rates \$2,503.59\*

Water rates \$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](http://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.

Other features: Window Treatments

- Land Area 319.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1

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.



