



## 90B Clarke Street, SOUTH BUNBURY, WA 6230

Smart Investment Opportunity – Private, Low-Maintenance 3x2

Tucked away at the rear for privacy, this well-designed 3-bedroom, 2-bathroom home offers the perfect balance of comfort, functionality and low-maintenance living in sought-after South Bunbury.

Set on a 436m<sup>2</sup> block, the home features a spacious open-plan kitchen, living and dining zone - a light-filled layout. Recessed LED lights throughout the home, all on dimmer switches, further elevate the space, providing a modern feel and added brightness throughout.

The well-appointed kitchen is a standout, complete with a generous breakfast bench and ample cupboard storage-ideal for everyday living and entertaining alike.

All three bedrooms are well-sized, with the large master suite offering a private ensuite. The main bathroom is equally impressive, featuring a full-sized bath-perfect for families or those who enjoy a little extra comfort.

Designed for easy living, the home includes reverse cycle air conditioning to the main living area, a functional laundry, and a double car garage for secure parking and

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**TYPE:** For Sale  
**INTERNET ID:** 300P181664

**SALE DETAILS**  
**Offers Over \$739,000**

**CONTACT DETAILS**  
**Bunbury**  
11 Stirling Street  
Bunbury, WA  
**Anthony (skip) Schirripa**  
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storage.

Step outside to a generously paved outdoor entertaining area-ideal for hosting family and friends-while the reticulated yard ensures a low-maintenance lifestyle year-round. Enjoy the peace, privacy and security of this quiet rear-positioned property.

Whether you're a first home buyer, downsizer or investor, this is a fantastic opportunity to secure a quality home in a convenient and desirable location.

#### Property Features

- 3 bedrooms, 2 bathrooms
- Spacious open-plan kitchen, living and dining
- LED recessed lighting with dimmer control throughout
- Well-equipped kitchen with breakfast bench and ample storage
- Reverse cycle air conditioning to main living area
- Large master bedroom with ensuite
- Main bathroom with full-sized bath
- Functional laundry
- Generous paved outdoor entertaining area
- Reticulated, low-maintenance yard
- Double car garage
- Quiet, private rear position on 436m<sup>2</sup> block

Please note there are no strata fees payable for the property.

Water Rates: \$1,313.53

Zoning: RES

R Code ### R20/30

Built: 2010

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 436.00 square metres
- Building Area: 125.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2





