

## 52 Stirling Street, BUNBURY, WA 6230

Inner City Luxury Lifestyle - 2 Units to Choose From!

Separate Titles - two stunning units being sold separately in a beautiful Heritage Precinct.

Unit A - Offers Over \$1,300,000

Unit B - Offers Over \$1,300,000

Overlooking the lush green spaces of Queens Garden Park, this beautifully updated 3-bedroom, 2-bathroom home offers the perfect blend of comfort, convenience, and high-quality finishes throughout. Whether you're looking for a stylish residence or a smart investment, this property delivers on all fronts.

Step inside to discover an open-plan kitchen, dining, and living area, complete with Mitsubishi ducted and split system air-conditioning for year-round comfort. The gourmet kitchen boasts quality cabinetry, stone benchtops, and sleek appliances â## the ideal space to cook and entertain.

The layout offers fantastic flexibility:

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:** 300P183818

**SALE DETAILS**

**Offers Over \$1,300,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

- Master bedroom with private ensuite
- Second bedroom with semi-ensuite access
- Third bedroom perfect for guests, family, or a home office

Every detail has been considered:

- Brand new electrical system throughout
- All new plumbing & water, sewer, and stormwater (soakwells)
- Ducted Mitsubishi air-conditioning to all bedrooms
- Split system A/C in the living area
- Double glazed dining windows for energy efficiency
- Insulated timber frame walls and ceilings
- Key-locked windows and semi-commercial aluminium window frames for added security
- B&D garage door and extra-large single garage with storage
- Additional off-street parking
- Fully reticulated gardens for low-maintenance outdoor living

## Lifestyle & Location

Beyond the home, the location offers a plethora of exciting activities in Bunbury.

- Just a 25-minute\* walk to the popular Dolphin Discovery Centre, where you can marvel at these incredible creatures in their natural environment
- The Koombana Bay Foreshore & Water Park is also just 25 minutes\* away on foot, perfect for a fun-filled family day out
- Bunbury Skate Park is a short 12-minute\* walk, ideal for kids and teens
- Sports enthusiasts will love being close to the South West Sports Centre, offering gym facilities, pools, courts, and more.

The units are on separate Titles are are being sold separately.

This is your chance to enjoy modern living and unbeatable lifestyle convenience in one of Bunbury's most sought-after locations.

Land Rates: \$3243.86 pa\*

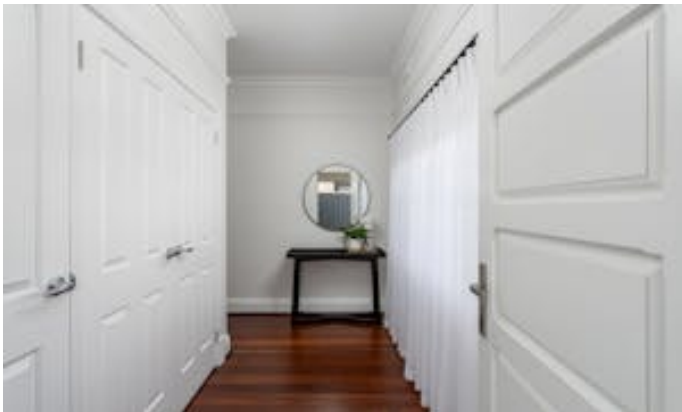
Water Rates: \$1313.53 pa\*

Built: 1950

Zoning: R15

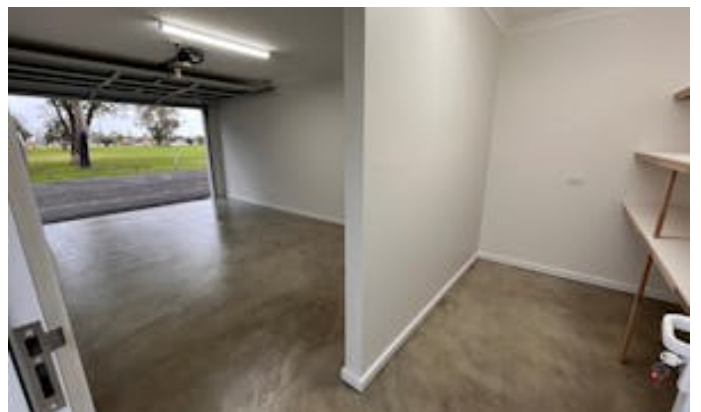
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 1
- Single garage

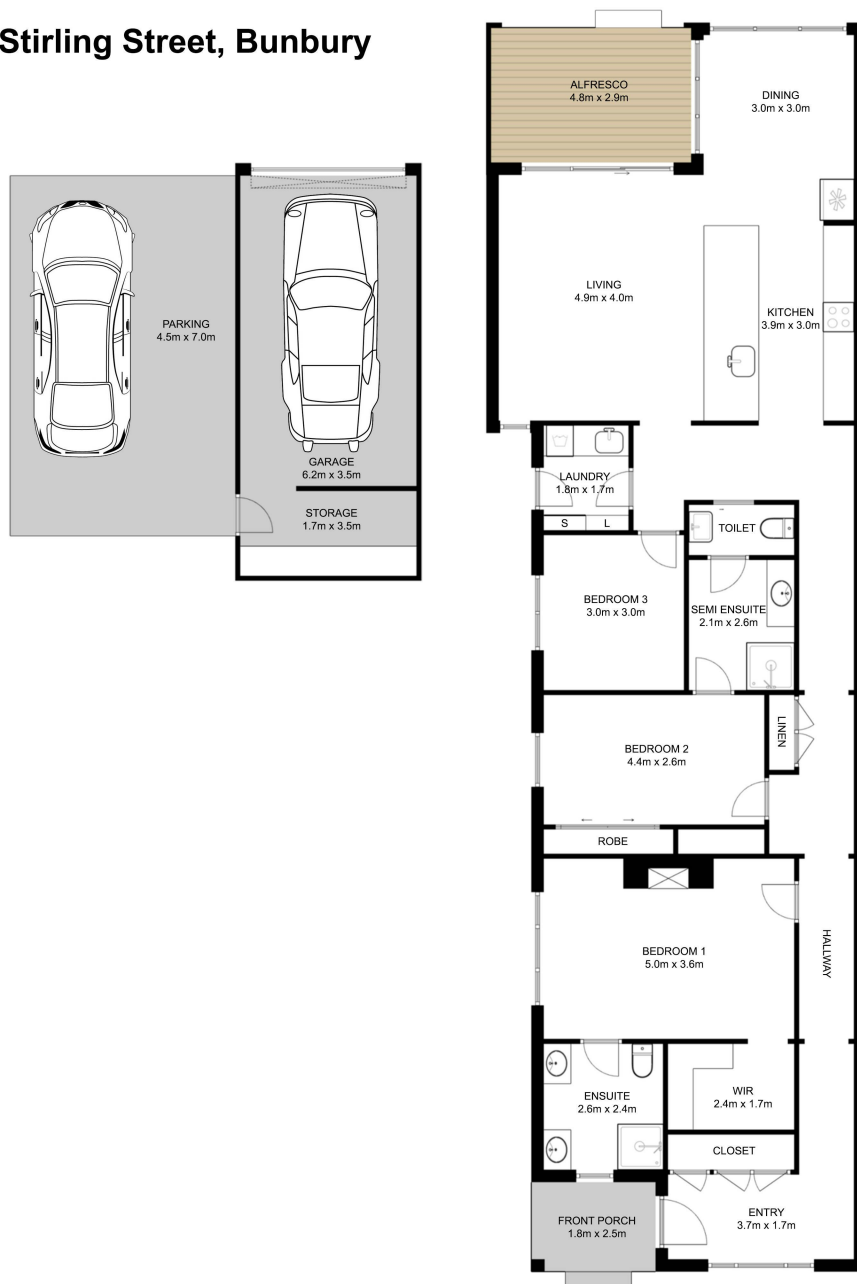








## 52A Stirling Street, Bunbury



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 Marques Photography gives no guarantee, warranty or representation as to the accuracy and layout.  
 All enquiries must be directed to the agent, vendor or party representing this floor plan.