



15 Nyabing Way, WITHERS, WA 6230

GUIDING MID \$500,00's

NEAT TIDY 'ACCESSIBLE' HOME

This 1979 built brick and tile home is an absolute credit to its owner from top to bottom.

A slight elevation from the verge then leads to a perfectly flat block, with single carport under the main roof and an extra one right next door. With drive-through access to the rear yard a full-length patio across the rear of the home and even a shed out the back.

The yards are beautiful and of course easy to look after with reticulated lawns and gardens from a bore.

Walking in the front door the warm green tone of the walls invites you in, with quality carpet. The lounge room is a comfortable room with a beautiful big window looking out over the Stunning sand dunes of the Maidens.

Walking through to the kitchen meals area where you'll be treated to find and almost new Fisher and Paykel 900 mm freestanding stainless steel stove it's barely been used!

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: 300P184816

AUCTION DETAILS

6:00pm, Monday September 8th, 2025

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

The Kitchen was updated a while back but still presents neat and tidy. A very functional space with ample bench space and cupboards, and of course it looks over the meals area.

As you walk down the hallway to the left the laundry that then walks out to the alfresco at the rear.

On the right the first of the bedrooms with tile floor for easy care. Next to the master bedroom with four doors of robes just enough storage! And then finally at the end of the hallway the third bedroom facing the backyard and right next door to the bathroom.

The attraction of this home is the accessible bathroom, or as many call them now a wet room, with shower, toilet, vanity and stunning big tiles adorn the walls from floor to ceiling.

As I said the maintenance has been kept on this home everything has been replaced as it needed it, so it's ready to move straight into with easy care. And the location is just amazing, the beach, the reserve, and walking distance to schools and shops too!

But don't delay this one isn't going to last, Call Exclusive Agent and Auctioneer Roslyn Ierace on 0407 529 398.

- 1979 built
- Brick and tile home
- Three bedroom one bathroom
- Renovated accessible bathroom/wet room
- Full-length patio across rear of home
- Shed to the rear
- Rear access through carport
- Roof has just been resealed
- Front Veranda
- Ducted evaporative Air less than two years old
- 900 mm stainless steel Fisher and Paykel freestanding stove
- Instant gas hot water system approx. one year-old
- Batts insulation in the ceiling
- Bore and auto reticulation.
- Enclosed back yard
- Just a stroll to the ocean, schools and shops

Water Rates: \$1,313.53*

Shire Rates: \$2,624.23*

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

Other features: Area Views, Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 686.00 square metres
- Building Area: 90.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport







