



6 Boyalla Street, CAREY PARK, WA 6230

GUIDING \$500,000's

Character home with subdividable potential!

Fresh to the market, this cute cottage is sure to impress.

Resting on a generous 745 m2* lot with R20/40 zoning, the property has a huge 4 m* side access to the rear, room for a shed, granny flat, or just a big backyard for the kids and fur babies.

The front facade is just stunning, an expanse of stunning green lawn, then the privacy of a well-established garden. As you walk down the driveway, through the carport, up to your front porch, the only thing missing is a rocking chair!

Walk into the front door, and the stunning jarrah floorboards that flow through the home greet you. Your eyes are then drawn to the heavens with the high ceilings that flow throughout as well. The fireplace has been sealed and is now just a feature, with a big reverse-cycle air-conditioner in the lounge room that cools the entire home.

Down the hallway lies three full-size bedrooms, all big enough for queen, or possibly

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TYPE: Auction

INTERNET ID: 300P187369

AUCTION DETAILS

6:30pm, Monday March
16th, 2026

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

king, sized beds. The bathroom has been updated in light, bright colours, with the addition of a brand-new vanity just installed.

The meal area rests in the kitchen. The kitchen has been updated with white cabinetry, boasting contrasting black handles. With more than ample cupboards, bench space and overhead storage as well and near new gas stove, only a few months old.

To the rear of the home, the laundry, and of course the toilet, then walking out to a nice little alfresco area overlooking the most stunning backyard, but best of all, the fruit trees. That's right, that typical lemon tree that belongs in every backyard is absolutely thriving, with a mulberry tree, an apple tree, and even a mandarin tree.

So, are you a first home buyer looking for your first home? Or an investor looking for a property with potential to subdivide? Then 6 Boyalla Street, Carey Park, should be on your viewing list today, as my auctions don't last long!

Call Exclusive Agent and Auctioneer Roslyn Ierace today on 040752 9398

- 1960 built home
- 745 m²* block - Zoned R20/40
- 3 bedroom, 1 bathroom
- Solid Jarrah polished floors
- High ceilings
- WiFi - Reverse cycle air-conditioning
- Gas point to lounge
- Updated window treatments
- Updated bathroom
- Updated kitchen
- Instant gas hot water system
- Fully enclosed yard
- Updated fences
- Single carport
- Bore and auto reticulation
- Apple, mandarin, mulberry, lemon tree

Shire rates \$2,528.90*

Water rates \$1,313.53*

This property is for sale by Open 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: Car Parking - Surface, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 745.00 square metres
- Building Area: 80.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1
- Single carport
- Floorboards





