



40 Golding Crescent, PICTON EAST, WA 6229

Unique Industrial & Residential Property Opportunity

Located in the Picton East Industrial precinct on Bunbury's outskirts, this rare 4,809m² property offers an exceptional combination of industrial functionality and comfortable living.

Key Features:

- Residential Home (approx. 255m²):
 - o 3-bedroom brick and tile home
 - o Large main bedroom with dressing room
 - o Gourmet kitchen
 - o Dining room, living room, and formal lounge (currently a home gym)
 - o Two bathrooms and laundry
 - o Freestanding carport and patio/pergola
- Workshop/Shed (approx. 420m²):

TYPE: For Sale

INTERNET ID: 300P187555

SALE DETAILS

\$1,590,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Patrick Williams
0407 990 886

- o Brick and steel construction with steel trusses rated for a 2.5-ton block and tackle system

- o Multiple roller door access points

- o Includes office, storage rooms, shower, and toilet

- o 3-phase power connected

- Property Features:

- o Fully fenced with remote-controlled electric gate

- o Bituminized driveway and shed forecourt

- o Water supplied by a 90,000-litre concrete rainwater tank and underground bore

- o Zoned Light Industrial

This property is perfectly suited for a hands-on family or business seeking to combine residential comfort with industrial workspace. Don't miss this rare opportunity in Picton East.

Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an * (Asterisk) 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 4,809.00 square metres
- Building Area: 255.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Single carport





