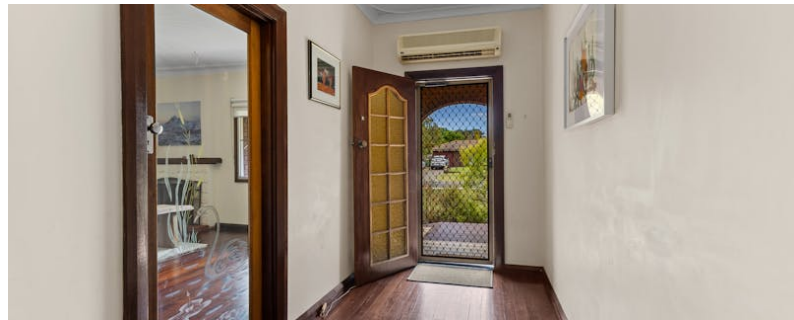




11 Gibson Street, SOUTH BUNBURY, WA 6230

GIBSON STREET DEVELOPMENT OPPORTUNITY

Set on a massive 1,077m²* block with an impressive 28m frontage, this much-loved 1961 character home offers endless possibilities - renovate, extend, reinvent, or explore the exciting development potential (subject to council approval) with R20/30 zoning. Opportunities like this in highly sought-after South Bunbury are rare.

Step inside and enjoy the warmth of classic character features including high ceilings, beautiful jarrah floorboards, decorative cornices, and a welcoming entry hall with linen press. The cosy front lounge offers a fireplace, providing the perfect spot to relax.

The home features:

- 3 bedrooms, including a large master with fan
- 1 bathroom with shower and bath
- Separate toilet and laundry
- Updated kitchen with good storage, dishwasher, gas hot plate and oven
- Kitchen/dining area

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: 300P189389

SALE DETAILS

From \$749,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Linda Rose
0417 933 263

- Roller shutters on some windows add a layer of security
- Some day/night blinds
- Three car parking spaces
- Back access via the concrete driveway to the rear sheds and fenced yard."
- Non-working bore (ready for revival if desired) On deep sewerage

A standout is the huge 8m x 4.5m* games room - brimming with potential. With Shire approval, this space could be transformed into a granny flat, teenage retreat, master suite, or anything you can imagine.

Outside, the expansive block provides plenty of room to create your dream outdoor space, extend the home, or embark on a multi-unit development. This is opportunity knocking for homeowners, investors, and developers alike.

Key Features:

- 1077m² block with 28m* frontage
- Zoned R20/30
- Potential 2^{##}3 unit development site (subject to council approval)
- Prime South Bunbury location close to schools, shops, beaches & amenities
- Shire Rates - \$2709.10 p/a*

Don't miss this rare chance to secure an exceptional slice of South Bunbury with unlimited potential.

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 1,078.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 3





