



## 48 South Western Highway, WAROONA, WA 6215

### Charming Central Waroona Opportunity on a Spacious Block

Positioned right in the heart of Waroona, this well-located 3-bedroom, 1-bathroom home offers the perfect blend of convenience, comfort and practical living - all within walking distance to local schools, shops and everyday amenities.

Set on a spacious block, this property is ideal for first-home buyers, downsizers or investors seeking a centrally located opportunity with plenty of room to enjoy.

Inside, the home features an open-plan kitchen and dining area complete with reverse cycle air conditioning for year-round comfort, creating a practical hub for daily living. The separate living area also includes its own reverse cycle air conditioner, ensuring comfort throughout every season.

Step outside and enjoy the covered outdoor patio area - perfect for entertaining, relaxing or enjoying your morning coffee - all overlooking a generous yard with space to move, garden or expand. A large shed/workshop adds even more versatility, ideal for storage, hobbies or weekend projects.

Practical outdoor features further enhance the property, including an external laundry

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:** 300P189500

**SALE DETAILS**

**Offers Over \$569,000**

**CONTACT DETAILS**

**Bunbury**

11 Stirling Street  
Bunbury, WA

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

and a separate outside toilet, adding everyday convenience and functionality.

Property highlights:

- Centrally located in the town of Waroona
- Walking distance to local schools, shops and amenities
- 2 bedrooms, 1 bathroom
- Open-plan kitchen/dining area with reverse cycle air conditioning
- Separate living area with reverse cycle air conditioning
- Covered outdoor patio area
- Ideal for first-home buyers, investors or downsizers

Offering comfort, convenience and potential in a sought-after town location, this property is a smart opportunity for buyers looking to secure space and lifestyle close to everything.

Land Rates: \$1931pa\*

Water Rates: \$1,292.87pa\*

Zoning: Urban One Town Centre, this property presents future potential, including possible commercial opportunities (subject to shire approval). Buyers are encouraged to contact the local shire directly to explore development or commercial use possibilities.

Built: 1940

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 1,072.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2





