

## 12 Acacia Street, BUNBURY, WA 6230

GUIDING \$1,100,000's

Bunbury ocean front strip!!

This location needs no introduction! Nestled on the coast, with the ocean just one street away, situated on a large 614 m<sup>2</sup> block\*, this solidly built 1999 brick and tile home spans over 300 m<sup>2</sup>\* under roof.

Behind secure fencing with auto gates, this home is safe for all ages. Freshly painted throughout and new carpets as well, all ready to move straight in.

The bell-shaped front lounge room adds another dimension to the already massive room, formal lounge and dining, with neutral colours to add your own stamp on the home. With study or fifth bedroom resting at the front of the home, ideal for those wanting to run a home-based business.

The master bedroom rests behind with walk in robe and a renovated bathroom that is also wheelchair friendly. Through to the reverse cycle air-conditioned open plan living, where the quality floor tiles continue to span the floors. High ceilings flow through the family, meal and the kitchen area.

**TYPE:** Auction

**INTERNET ID:** 300P190728

### AUCTION DETAILS

6:00pm, Monday February 2nd, 2026

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Lerace**  
0407 529 398

The spacious kitchen has so much bench space, a huge expanse! With 900mm\* stainless steel gas hotplate, wall oven, two drawer dishwasher, it also boasts a double fridge recess, double door pantry and access directly into the laundry, then through to the garage.

The children's wing at the rear has easy access to the main bathroom, walk-in robes to 2 bedrooms and is built into the third. The entertaining area outside consists of a massive, fully enclosed indoor/outdoor alfresco with sliding doors into the meals area and the spacious games room at the rear of the home. Then a full-length gabled patio with mod wood decking runs down the left-hand side of the home, allowing you yet another entertaining area to enjoy those beautiful sunsets over the ocean.

This home is massive, just look at the drone shots from above, twice the size of homes around it! While being on an almost flat block, perfect for the hardworking families of today that just want to come home and relax after work!

With auto reticulation for the lawn and gardens, and even solar panels on the roof, what more could you want?

Call Exclusive Agent and Auctioneer Roslyn Ierace to view this ideal retirement home!

- 1999 built
- 4-bedroom, 2-bathroom + study
- 613 m<sup>2</sup> block\*
- 228 m<sup>2</sup> of living\*
- Over 300 m<sup>2</sup> under main roof\*
- Enormous lounge and Dining
- Games room to the rear
- Enormous Kitchen
- Reverse cycle air-conditioning
- Solar panels
- New gable alfresco with mod wood deck
- Huge indoor/outdoor living area
- Renovated ensuite
- Built-in robes throughout
- Fully fenced

Shire Rates: \$3,196.20\*

Water Rates: \$1,313.53\*

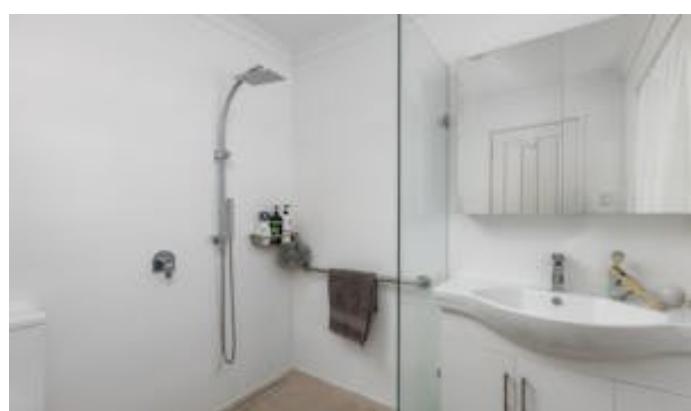
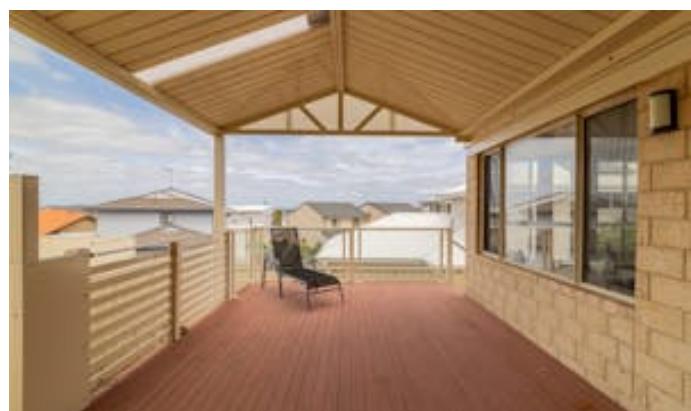
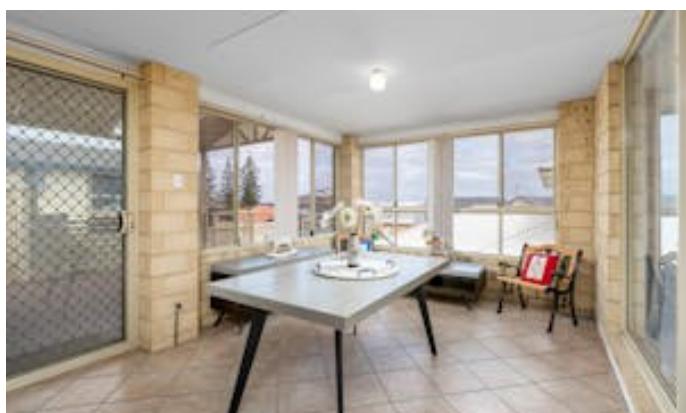
This property is for sale by Open Negotiation (Online auction with flexible conditions). The auction has commenced, and the property could sell as early as tomorrow. Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out! (The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

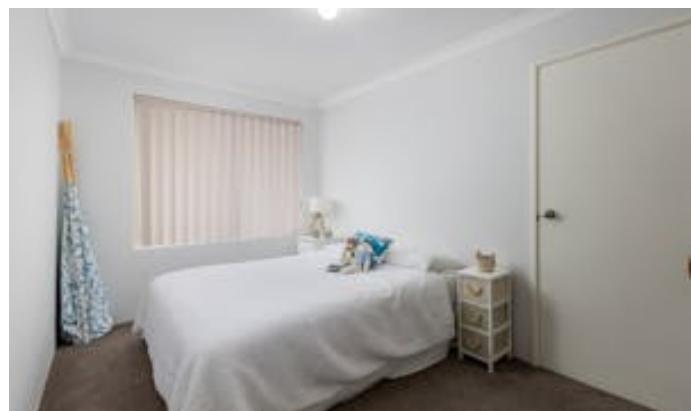
Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection, before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Ocean Views

- Land Area 614.00 square metres
- Building Area: 244.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage











Please note: This floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of print.

## Real Estate

12 Acacia Street

