



## 36 Forum Way, EAST BUNBURY, WA 6230

GUIDING HIGH \$1,100,000's

This quality home stands proudly and quietly on Forum Way, East Bunbury, one of Bunbury's sought after addresses.

With its classic rendered front and stunning red bristile tiles, the imposing front facade is unforgettable.

Stepping into the entry foyer, the tall ceiling with a feature window and stunning chandelier is sure impress. Of course, the polished porcelain tiles flow from here throughout all the living areas; a sign of the quality of what is to come.

Off to the right, a spacious formal lounge, divided by feature columns to the formal dining, and then easy access through to the open plan living area at the rear.

To the left, a separate study/home office, then the amazing master suite, with the open style ensuite, double vanities, a spa bath, separate shower, and of course, the must have separate w/c. A huge room, big enough for any modern king size suite. Just past the master bedroom awaits the powder room, making it a total of three toilets in the home.

**TYPE:** Auction

**INTERNET ID:** 300P191662

### AUCTION DETAILS

6:30pm, Monday February 16th, 2026

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Lerace**  
0407 529 398

As you head through double French doors to the open plan living at the rear, the ceilings rise to the heavens, while light floods the room. The meals and family room both overlooked by the spacious kitchen, with more than ample bench space, a full wall of built-in cupboards, a plumbed fridge recess, a breakfast hutch for your toaster and kettle, and plenty of under bench storage as well, and shoppers' access to the garage.

At the rear of the living area, a separate games room, again through double French doors, is the perfect space for getting away from the rest of the family.

At the rear of the home, another three spacious bedrooms all with double sliding built-in robes, carpeted floors, and easy access to the master bathroom, with a bath and shower.

The home boasts side access and is fully paved to the rear, where currently the bananas are in season, such an impressive plant. With a rear gazebo and easy-care yard, it's just the perfect size! With the alfresco under the main roof, ready for those lazy summer afternoons.

This is a rare chance to buy such a stunning, well-built, and well-presented home, but don't delay, as this quality is rarely seen. So, call exclusive agent and auctioneer Roslyn Ierace today on 0407 529 398.

- 2003 built home
- 730 m<sup>2</sup>\* flat block
- 256 m<sup>2</sup>\* of living
- 4 bedroom, 2 bathrooms, 3 w/c
- High ceilings to the living areas
- Vaulted entry foyer
- Chandeliers to the formal area
- Recessed ceilings
- Three living areas
- Formal lounge & formal dining
- Open plan family room
- Separate games room
- Polished porcelain floor tiles
- Ducted reverse cycle air-conditioning
- Recessed ceilings
- Skirting boards
- Mirrored sliding doors to bedrooms
- Fully enclosed back yard
- Side access for parking

Shire rates \$3,482.18\*

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: Car Parking - Surface, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 730.00 square metres
- Building Area: 256.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double garage
- Ensuite





