

## 2/106 Forrest Avenue, SOUTH BUNBURY, WA 6230

GUIDING HIGH \$600,000's

This 2-story European-influenced 3 bedroom, 2 bathroom townhouse is not your standard-built home.

Resting 2nd in line, behind the front unit in a group of five, this home has been designed to maximise storage. There's even an attic above the garage, the storage is amazing. The laundry has been cleverly designed, resting at the rear of the garage along with a rear drying courtyard, keeping all of the mess out of sight.

As you walk down the driveway, we are the second on the right, with a brick privacy wall protecting the front of your home. Open the gate, walk into the front courtyard until you get to the portico, giving shelter the front door.

As you walk in, you're greeted firstly by the lounge room, a spacious room overlooking the kitchen on the other side of the decorative stairwell leading you upstairs.

The kitchen may be compact, but it has amazing storage with big drawers tucked either side of the under bench oven, above is the stainless steel gas hot plate, and all set in the stunning stone benchtop with a double sink. There's a microwave shelf and even a

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**TYPE:** Auction

**INTERNET ID:** 300P191809

### AUCTION DETAILS

6:30pm, Monday March 16th, 2026

### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

breakfast hutch, so you can hide everything away that you want to access easily instead of using the pantry.

Opposite the kitchen lies the separate meals area, big enough to hold a decent-sized table. Past the dining room, the minor bedrooms lie on the ground floor, one to the left and one to the right, both with easy access to the master bathroom and then through to the shopper's entrance into the double lock-up garage, where you will find the laundry tucked into the rear of the garage with your storeroom area adjacent.

As you climb the stairs to the parents' retreat, you'll find a spacious bedroom big enough for a king-size bed, and of course, a walk-in robe and the perfect size ensuite.

I love the unusual angles, with the high resting ceilings and Pendant Lights. Combined with easy care timber-look flooring, and big windows looking out over the perfectly paved courtyard-style alfresco.

Currently leased to W.A. Health until June 16th at \$750 per week, making it the ideal investment. Or if you're looking for something to move into, it's not that far away.

And with this convenient location, you will never be far away from everything you need!

Contact exclusive agent and auctioneer Roslyn Ierace today on 0407 529 398.

- 2008 built two story townhouse
- 3 bedroom, 2 bathroom
- 234 m<sup>2</sup>\* block
- 112 m<sup>2</sup>\* of living
- Living area downstairs
- Lounge & kitchen & meals
- Bedroom two and three are downstairs
- Master bedroom upstairs
- Ensuite and walk-in robe to master bedroom
- Main bathroom downstairs
- Patio to the rear courtyard
- Rented at \$750 per week until June 2026

Shire rates \$2,743.39\*

Water rates \$1,313.53\*

Strata fees \$2,800.00\*

This property is for sale by Openn Negotiation (Online auction with flexible conditions) [openn.com.au](http://openn.com.au)

The auction has commenced, and the property could sell as early as tomorrow.

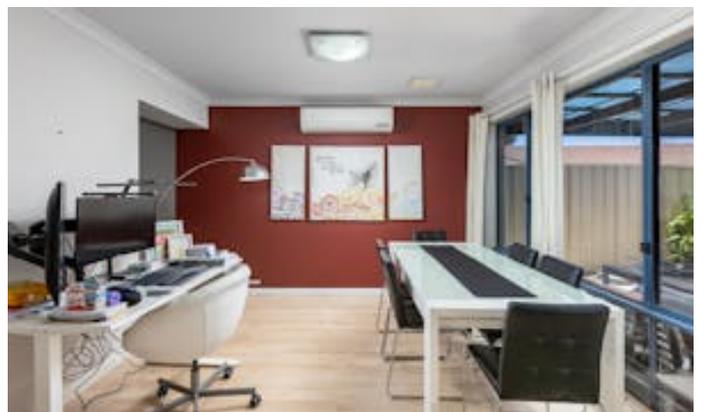
Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(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, Heating

- Land Area 234.00 square metres
- Building Area: 112.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- Ensuite



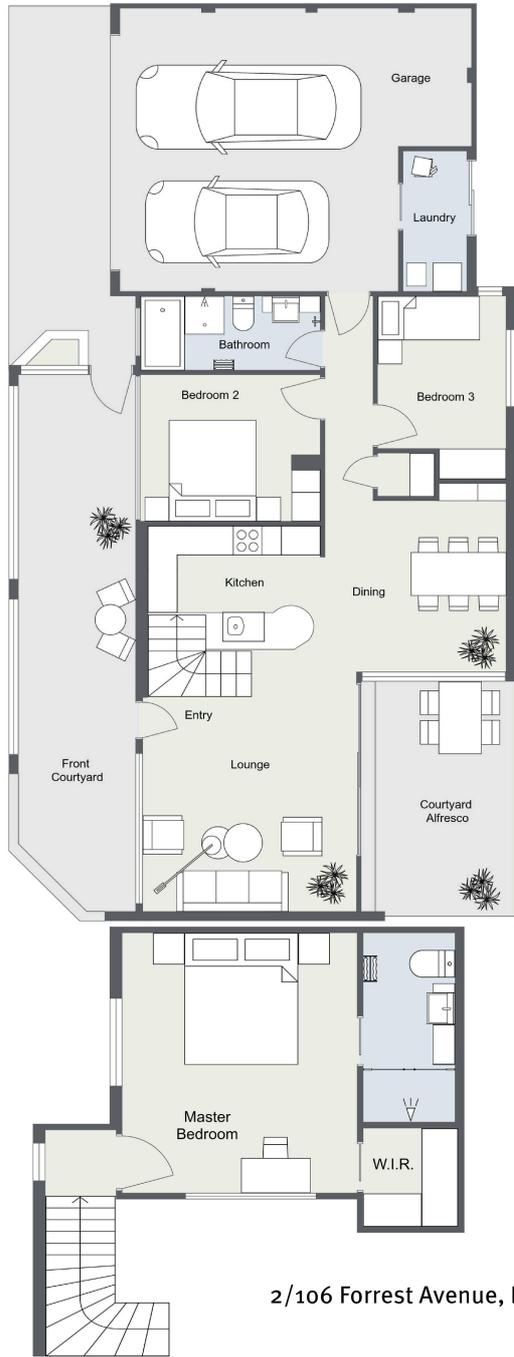






### Real Estate

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.



2/106 Forrest Avenue, East Bunbury