

## 1/21 Greensell Street, BUNBURY, WA 6230

### Low-Maintenance Living by the Beach

Enjoy relaxed coastal living with this easy-care beachside unit, perfectly suited to owner-occupiers, holidaymakers or investors seeking a low-maintenance property in a prime location. Designed for simple living, it's ideal to lock up and leave while still making the most of warm summer evenings by the sea.

The unit features an open-plan living and dining area, creating a comfortable space for everyday living and entertaining. The master bedroom is generously sized, while the second bedroom captures ocean views, adding to the laid-back coastal feel.

The kitchen retains its original charm and remains functional, offering ample storage and practical bench space. A combined bathroom and laundry enhances convenience and efficiency, keeping everything within easy reach.

With an approximate rental return of \$500-\$540 per week, this property also presents as a solid investment opportunity and a valuable addition to any portfolio.

Positioned just a five-minute walk to Hollow Beach-ideal for swimming and snorkelling-and only three minutes to the Hungry Hollow Tavern, where you can enjoy a

**TYPE:** For Sale

**INTERNET ID:** 300P192205

#### SALE DETAILS

**Offers Over \$449,000**

#### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

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

relaxed drink while watching the sun set over the water, the location truly completes the package.

Key features include:

Low-maintenance, lock-up-and-leave unit

Two bedrooms, including ocean views from the second bedroom

Open-plan living and dining

Functional kitchen with ample storage

Combined bathroom and laundry

Strong rental return potential

Short walk to beach, tavern and local lifestyle attractions

Opportunities like this in such a tightly held beachside location are rare. Enquire today to avoid missing out.

Land rates: \$2,251.93 pa\*

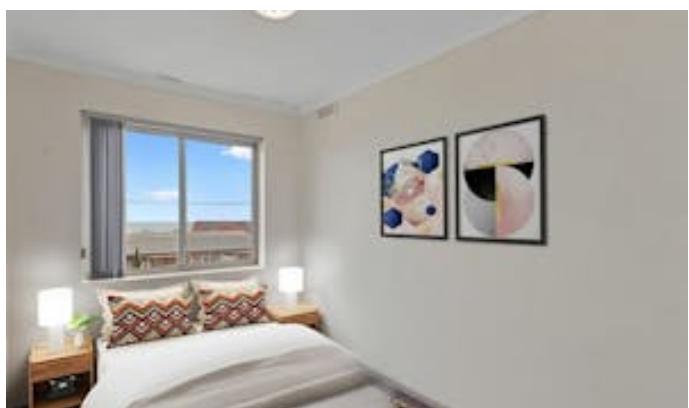
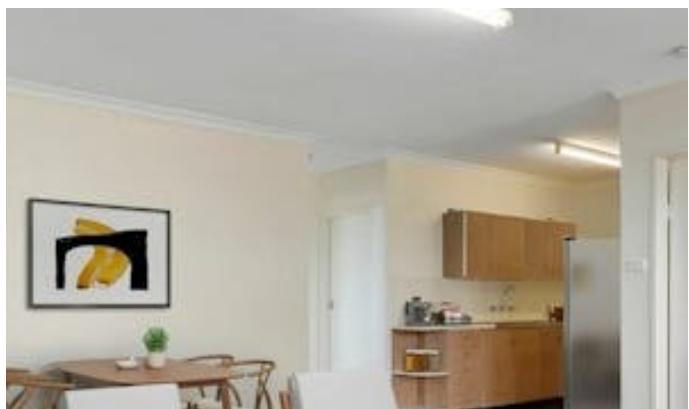
Water rates: \$1,232.14 pa\*

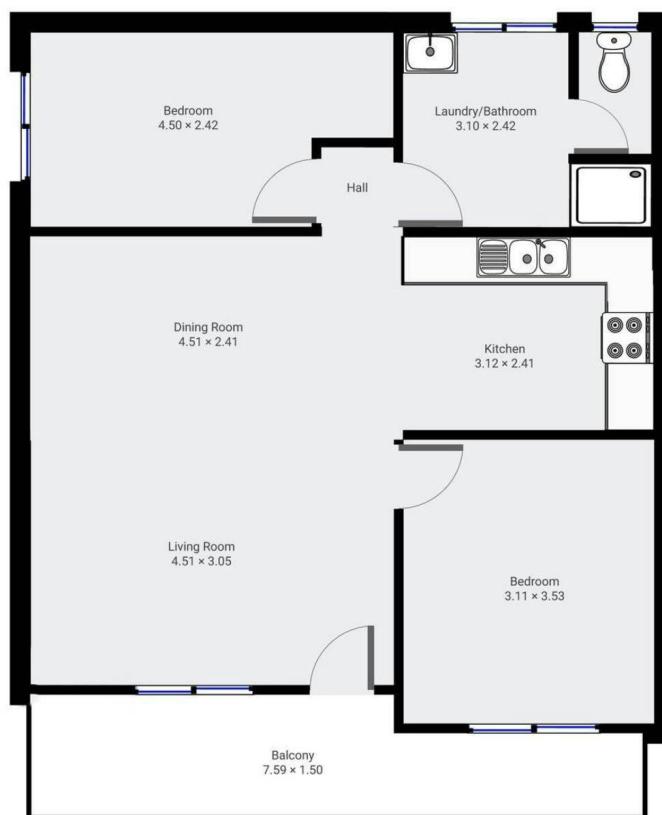
Built: 1972

Zoning: R20/40

**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.

- Bedrooms: 2
- Bathrooms: 1





This plan is for marketing purposes only. Whilst every care is taken in the designing of this plan, measurements, angles, positioning of doors and windows may not be entirely accurate.

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