



## 16 Ward Street, SOUTH BUNBURY, WA 6230

GUIDING \$700,000's

So much potential with this R20/60 zoned, mixed-use Commercial Property!

Resting on a 588m2\* block with rear lane access, this 1955 built character home has so much potential! Renovate for a place to call home! Take advantage of the mixed-use zoning, or demolish and start again! So many choices!

With a 15.6 metre\* frontage, and an already established business next door.

Walk in and see the huge lounge room, the feature fireplace is like nothing I have ever seen before! But the stunning Jarrah floorboards you would expect are there as well as the high ceilings that flow throughout, and of course, the stunning cornice as well, then reverse cycle air conditioning for year-round comfort.

3 spacious bedrooms, the master offering a full wall of built-in robes and reverse cycle aircon. Then in the centre of the home, the generously sized kitchen with ample bench space, overhead cupboards, a new free-standing stainless-steel gas oven, all overlooking the meals area, off through the rear bathroom and enormous laundry.

The back yard has a shed, a small office area, then the single garage has a sliding door

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:** Auction  
**INTERNET ID:** 300P192896  
**AUCTION DETAILS**  
 6:00pm, Monday March 16th, 2026  
**CONTACT DETAILS**  
**Bunbury**  
 11 Stirling Street  
 Bunbury, WA  
**Roslyn Ierace**  
 0407 529 398

opening to the rear laneway.

I wont lie, it really is ready for some love, a fresh coat of paint would make a huge difference, or go all-out renovation! No matter your need, this home should be on your viewing list!

Contact Exclusive Agent and Auctioneer Roslyn Ierace today 0407 529 398

- 1955 built home
- Three-bedroom, one-bathroom
- 588m<sup>2</sup>\* block
- 110m<sup>2</sup>\* of living
- 15.6m\* frontage
- 15m\* rear boundary
- R 20/60 zoned mixed-use commercial
- Solid Jarrah floors
- High ceilings
- Decorative corners
- Rear lane access
- Shed and garage

Shire rates \$2,528.90\*

Water rates \$1,313.53\*

This property is for sale by Openn 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, Close to Schools, Close to Shops, Close to Transport, Heating

- Land Area 588.00 square metres
- Building Area: 110.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1

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- Single garage
- Floorboards







