



## 4 Clematis Lane, GLEN IRIS, WA 6230

### Easy Family Living in a Growing Glen Iris Location

This four-bedroom, two-bathroom home at 4 Clematis Lane, Glen Iris sits on a 585m<sup>2</sup> block and offers the perfect balance of comfort, convenience and lifestyle.

Ideal for families, first home buyers or investors, the home provides generous living spaces, easy indoorâ## outdoor flow and a practical layout.

Positioned in one of Bunbury's popular residential pockets, the location continues to attract strong buyer demand thanks to its proximity to schools, shopping, parks and the ever-popular Bunbury Farmers Market, all within close proximity.

Glen Iris also forms part of a broader growth corridor for Bunbury, with ongoing planning for new improved amenities including a community hub with new shops, tavern, doctors etc. along with road connections and continued infrastructure investment across the area. These improvements are helping support long-term appeal for both homeowners and investors looking to secure property in a well-connected and expanding suburb.

#### PROPERTY HIGHLIGHTS:

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:** For Sale

**INTERNET ID:** 300P193424

#### SALE DETAILS

**From \$730,000**

#### CONTACT DETAILS

**Bunbury**

11 Stirling Street  
Bunbury, WA

**Tom Kitchen**

0411 947 284

- Four bedrooms, two bathrooms
- Front lounge
- Open plan kitchen, living & dining with A/C
- Kitchen with fridge recess, double sink, pantry and shopper's entry
- Master bedroom with ensuite
- Main bathroom with separate shower and bath
- Laundry
- Large patio
- Shed
- Double enclosed carport with access to rear

Built: 1999\*

Block: 585m2\*

Please note the property is currently leased (fixed term) until July 2026 rent \$650pw.

Listed exclusively with Tom Kitchen of Elders Real Estate South West.

For more information call/SMS 0411 947 284.

Buyers Note:

All measurements/dollar amounts are approximate and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline only and for visual purposes. Buyers should complete their own due diligence including a physical inspection of the property before entering into an offer and should not rely solely on the information contained in this advertisement.

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 585.00 square metres
- Building Area: 153.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- Double garage





