



## 14 Montgomery Road, SOUTH BUNBURY, WA 6230

### Opportunity Knocks on this Classic Older Style South Bunbury Home

If you are looking for a great investment property or family home in the well sort after South Bunbury area you need to look closely at this property.

Sitting on 814m<sup>2</sup> of prime real estate and only a very short walk to fitzgerald park, and about a 15 minute walk to the Bunbury's back beach, this family home is in one of the best locations available in the Bunbury area.

This is the perfect property for someone wanting to put their own personal touch to an older style property and take advantage of the solid structure, large land content and prime location. With 3 original bedrooms and a games room that could be a 4th bedroom, separate lounge area, work shop, patio area bore and reticulation, there is plenty to work with.

The home itself is approximately 170m<sup>2</sup> in size , its connected to deep sewerage and has good sized lawn and garden areas, which are ideal for younger families or the home gardeners.

+ Large 814m<sup>2</sup> lot.

+ 3 Bedrooms

**TYPE:** For Sale

**INTERNET ID:** 300P193977

**SALE DETAILS**

**Offers Over \$699,000**

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Mick Caddy**  
0417 942 650

- + 1 Bathroom
- + Games room or 4th Bedroom
- + Air Conditioner(Main Bedroom & Lounge room)
- + Insulation
- + Deep Sewer
- + Bore and Reticulation
- + Workshop
- + Great Location

++Buyers note, This property will be sold as is.

++ Buyers Note: All measurements/dollar amounts are approximate only. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including checking with local authorities regarding the property use and zoning. Buyers should also do a visual inspection of the property before entering into an offer/contract and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 814.00 square metres
- Building Area: 170.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Single carport

