

COMING SOON

51A Wilkerson Way, WITHERS, WA 6230

MULTIPLE OPPORTUNITIES TO SUIT YOUR LIFESTYLE

5 x 3 on single block but separated into a 3 x 2 and a 2 x 1 allowing for multiple options.

Option 1.

Multi-generational living with either parents in one and mature children (and their children) in the other. This option facilitates close communication and babysitting close access.

Option 2.

Couple live in the 3 x 2 with children and renting the 2 x 1 (note the SW Sports and Recreation Centre provides strong demand when visiting teams need to house their players for the weekend) either on long term or short term basis.

Option 3.

Similar opportunity but with small family living in the 2 x 1 whilst the 3 x 2 pays off the mortgage.

Option 4. For Investors - continue renting to the NDIS Provider currently renting and reap substantial rent.

Well built dwellings created by experienced local builder.

Care has been taken to ensure these quality builds are fit for purpose, with wide doorways and passages ensuring ease of wheelchair access and general convenience.

TYPE: For Sale

INTERNET ID: 300P195096

SALE DETAILS

Offers Over \$899,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Anthony (skip) Schirripa
0417 292 923

Strategically located close to the PCYC and SW Sport and Recreational Centre. Within kilometres of ocean beach and over the road from large park, the location has the added benefit of proximity to a major thoroughfare and 2 shopping centres.

Main Residence Key Features:

- 3 bedrooms, 2 bathrooms
- Open-plan living area
- Reverse-cycle air conditioning
- Spacious kitchen with 600mm oven, gas stove top, and dishwasher
- Double automatic lock-up garage with shopper's entrance
- Built-in robes in 2 bedrooms
- Large linen cupboard for ample storage
- Instantaneous gas hot water system
- Wheelchair-friendly access throughout with extra wide door ways
- Currently tenanted at \$650 per week.

Granny Flat Key Features:

- 2 bedrooms, 1 bathroom (combined laundry/bathroom)
- Single carport with its own patio (4m x 1.2m)
- Open-plan living area
- Reverse-cycle air conditioning
- Modern kitchen with gas cooktop, electric oven, and dishwasher
- Wheelchair-friendly design
- Perfect for multi-generational living for a larger family group
- Currently tenanted, providing \$520 per week in rental income.

Nearby:

- 190m to PCYC
- 300m Dog exercise Park
- 650m South West Sport Centre
- 1.2km South Bunbury Market Place
- 1.5km Park Centre shopping Centre
- 3km Bunbury Racing Club
- 6.1 km Back Beach

Shire Rates: \$2070.87

Water Rates: \$1281.53

Connected to sewerage

Connected to natural gas

NBN ready

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 an offer and should not rely on the photos or text in this advertising in making a purchasing decision.

- Land Area 524.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- 3 car carport

