



99 Mangles Street, SOUTH BUNBURY, WA 6230

GUIDING \$900,000's

Dreaming of South Bunbury, and all it has to offer?

Big blocks! The space between homes! And let's not forget, those stunning character features from yesteryear!

99 Mangles Street, South Bunbury, offers this and way more!

Resting on a 971 m²* corner block, offering dual street access with an R20/30 zoning, giving so much potential. How about a granny flat, or side street access for your dream workshop?

As you walk through the front gate, the native garden is a flutter of bird life, a peaceful transition to home at the end of the day.

The front porch invites you in, where your eyes are instantly drawn to the heavens, to the high ceilings, and of course, it has the stunning, solid jarrah floorboards that we all yearn for.

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: 300P195147

AUCTION DETAILS

6:00pm, Tuesday May 12th, 2026

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

This layout offers a variety of uses for all of the rooms. Off to the right, the master bedroom has a full wall of robes and big windows looking out over the yard. The second bedroom is also a spacious room right next door, and with easy access to the bathroom with double vanities and double-sided entry. While at rear of the home, another two big, spacious bedrooms looking out over the backyard coming off the activity room.

But, my favourite part off to the left of the entry, the first of the living areas through double glass doors, the beautiful meals area where the northern light and warmth of winter flood the room. The perfect place to sit and watch the birdlife, while you ponder the worries of your day.

Just wait until you see the modern kitchen in crisp, clean white cabinetry, a contrast to the charcoal bench tops, and finished off beautifully with stainless steel appliances, including dishwasher. Talk about being the central hub of the home, overlooking two of the living areas, and so you cook up a storm, while being a part of what is going on.

Tucked quietly away is the sunken lounge room, an enormous room with decorative cornices and, of course, the must have mantle over the fireplace.

Opposite side of the kitchen, where the home has been extended, the addition has provided a stunning living area with an added dimension of space from the high timber-lined ceilings. I'd love to see these done in a lime wash, it would look just amazing!

That then opens out to the enormous alfresco, with a gabled patio, patio blinds, and aggregate base. Looking out over the enormous side yard, which could be easily accessed from Gregory Street for a shed, granny flat, whatever you want.

This isn't your standard character home, and offers some cool quirky features, it still has so many possibilities and potential to add another bathroom, turn the garage into a games room, and add another garage with a workshop, so much potential for this amazing sought-after location! So be at this week's home open before it is snapped up.

Contact Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398.

- 1960 built brick & colour bond home
- 971m²* corner block zoned R20/30
- 185 m²* of living
- Direct home access from the garage
- Reroofed
- 4 bedrooms - 1 bathroom - 2 w/c
- Remote double garage
- 2 huge separate living areas
- High ceilings
- Jarrah floorboards
- Decorative cornice
- Reverse cycle air-conditioning

- Fireplace
- Scandia wood fire
- Fully enclosed yard
- Large alfresco with patio blinds

Shire rates \$2,623.15*

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

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, Openable Windows

- Land Area 971.00 square metres
- Building Area: 185.00 square metres
- Bedrooms: 4
- Bathrooms: 1
- Double garage
- Floorboards



