



## 9 Argyle Avenue, WITHERS, WA 6230

GUIDING \$700,000

Fresh to the market, a fabulous three-bedroom, one bathroom home, resting on a spacious 686 m<sup>2</sup>\* block and just a 10 minute\* walk to the ocean, shops, and even schools for the kids.

First homebuyers and retirees alike have long sought after this convenient location. The home has street appeal, with an extra wide double driveway, leading up to 2 separate double garages with roller doors, a freshly painted and sealed roof, and all bordered by lovely gardens.

As you walk into the front door, the entry features built-in storage, a flashback to the 60s and 70s, and how fabulously the homes were built.

Off to the left is an enormous sunken lounge room two steps down from the hallway, so the ceilings rise to the heavens, another feature from its era, the stunning precast ceilings.

The first of the minor bedrooms rests at the front of the home, and also has roller

**TYPE:** Auction

**INTERNET ID:** 300P196450

**AUCTION DETAILS**

6:00pm, Monday May 25th, 2026

**CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

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.

shutters like the lounge. The second bedroom lies behind, and then the bathroom. The master bedroom rests at the rear of the home, offering peace and quiet, and built-in robes.

The living area of this home is so spacious, with the lounge at the front, then the central formal dining overlooked by the kitchen, then the family room, and at the rear, another area that could be used as a study or possibly converted into an extra bedroom if need be.

Opening out to the amazing outdoor living area overlooking the lush green gardens of the backyard, the perfect space for the kids or fur babies.

Over the years, the home has been upgraded, with the roof being resealed and painted, solar panels to help with the cost of power, and, of course, roller shutters and crim mesh security screens for peace of mind.

So, if you're looking for a safe and secure home in an amazing area, look no further than 9 Argyle Avenue in Withers. Call Exclusive Agent and Auctioneer Roslyn Ierace on 0407 529 398.

- 1976 built
- 3 bedroom 1 bathroom
- 686 m<sup>2</sup>\* block
- Over 150 m<sup>2</sup>\* of living
- Built-in robes to the master
- Sunken lounge with decorative ceiling
- Formal dining
- Separate family room
- Study at the rear of the home
- Roller shutters across the front of the home
- Solar panels
- Double garage with roller doors
- Alfresco
- Extra wide double concrete driveway
- Room for a caravan or a boat
- Auto reticulation
- Fully enclosed yard
- Roof sealed and repainted professionally

Shire rates \$2,807.38\*

This property is for sale by Open Negotiation (Online auction with flexible conditions)

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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, Carpeted, Close to Schools, Close to Shops, Close to Transport

- Land Area 686.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Double garage





