



## 20 Newell Street, HARVEY, WA 6220

### Prime Position, Packed with Possibility

Positioned right in the heart of town, this charming three-bedroom home presents an exciting opportunity for first home buyers, investors or developers alike.

Just a short stroll to the supermarket, local schools and everyday conveniences, this property offers so much potential in such a central location.

Inside, the home features a renovated kitchen, three well-sized bedrooms, a tidy bathroom and separate laundry, creating a comfortable base to move straight into or lease out immediately.

Outdoors, enjoy the undercover patio overlooking the spacious backyard, complete with a garden shed and plenty of room for kids, pets or future improvements.

Whether you're looking to nest, invest or explore the development potential (subject to shire approval), this property offers outstanding value and endless possibilities in a highly convenient location.

**TYPE:** For Sale

**INTERNET ID:** 300P196598

#### **SALE DETAILS**

**Offers Over \$449,000**

#### **CONTACT DETAILS**

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Anthony (skip) Schirripa**  
0417 292 923

Property is currently tenanted, with the tenant keen to stay on for investors seeking an immediate rental return. Current rental income can be provided upon request.

Features include:

- Renovated kitchen
- Three good-sized bedrooms
- Tidy bathroom with separate laundry
- Undercover outdoor patio
- Large backyard with garden shed
- Development potential (Subject to Shire Approval)
- Centrally located close to schools, shops and amenities

Disclaimer: Please note the photos are not current, however they still reflect the current condition of the property.

Land Rates: \$2,118pa\*

Water Rates: \$1,603.19pa \*

Zoning: Neighbourhood Centre

Built: 1940

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

- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 1

