



3 Mary Street, SOUTH BUNBURY, WA 6230

GUIDING HIGH \$1,000,000's

House & Granny flat boasting dual street access & dual income!

For the savvy investor, or the multi-generational family, or someone who wants to be close to their best investment!

3 Mary Street, South Bunbury, consists of 3 & 3A, two separate homes, both rented at a total of \$1,230 per week.

Facing Mary Street, the fabulous 3-bedroom 1-bathroom, 2 w/c, character cottage has been fully renovated to its original charm, combined with all the modern-day conveniences.

With a double garage at the front giving easy access to the private veranda, walking you through into your spacious lounge room. With 3 spacious bedrooms, built-in robes, stunning solid Jarrah floors, high ceilings with decorative cornices, ducted reverse cycle air-conditioning, a fully renovated bathroom, and the most amazing central kitchen with more than ample bench space, a double door pantry, and new appliances including a dishwasher, this home is faultless!

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: 300P198016

AUCTION DETAILS

6:00pm, Monday July 27th, 2026

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Roslyn Ierace
0407 529 398

Easy access to the stunning bathroom, then the laundry as you walk through to the rear with a fully enclosed private yard, just the right size, and a cute alfresco, but to finish it off, as with every character home, OMG, the lemon tree, it's so full of fruit.

Then, tucked separately behind with access directly from Blair Street, a newly built granny flat, its own little house! With a tall Colourbond privacy fence, an electronic gate for convenience, inviting you into the fully concreted yard, the perfect low-maintenance property, with absolutely nothing to do. Custom built with two spacious queen-size bedrooms, built-in robes, and an open plan living consisting of family and meals overlooked by the spacious modern kitchen, so much bench space, so much storage, you'll be very pleasantly surprised.

Let's not forget the spacious combined bathroom/laundry, it works a treat, the amazing tenant that's called this home for over a year now loves living here! Some would be concerned that it would be noisy in this location, but this has been taken into consideration when being built, and it is completely peaceful and quiet.

So, whether you're an investor, an owner occupier, or a multigenerational family looking for options, you must take into consideration this fabulous property, located within minutes to everything you could need.

Call Exclusive Agent and Auctioneer Roslyn Ierace today, as this property is one of a kind and worthy of your inspection.

- 613 m² block with dual Street access
- 2 Separate properties both rented total of \$1230 p/w

3 Mary Street:

- 3-bedroom 1-bathroom 2 w/c
- 99* m² of living
- Resting on approximately 360m²
- Solid Jarrah floorboards
- High ceilings with decorative cornice
- Ducted reverse cycle air-conditioning
- Renovated kitchen
- Renovated bathroom
- Built-in robes
- Reverse cycle air-conditioning
- Fully enclosed yard
- Double lock-up garage
- Rented at \$650 per week until 3/2/2027

3A Mary Street:

- Resting on approximately 250* m².
- 2024 built 80*m² granny flat

- Electronic gate access from Blair Street
- Single carport
- 2 queen-size bedrooms with robes
- Open plan living area
- Well-equipped kitchen
- Combined bathroom/laundry
- Rented at \$580 per week until 23/01/2027

Shire rates \$3,079.74*

Water rates \$1,346.38*

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

- Land Area 613.00 square metres
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Single carport
- Floorboards







