



35 Picton Road, EAST BUNBURY, WA 6230

An Exceptional Investment & Development Opportunity

Positioned on a substantial 1,572*m² block, this impressive property offers outstanding triplex subdivision potential (subject to Shire approval), making it a rare and highly desirable investment in a sought-after location. Conveniently situated close* to Bunbury Catholic College and local shopping amenities, the future possibilities here are undeniable.

The existing home is full of warmth and character, featuring beautiful, polished Jarrah floorboards, an updated kitchen and bathroom, and three generously sized bedrooms. A spacious family room provides the perfect gathering space, complete with a tile fire and the comfort of reverse-cycle air conditioning for year-round enjoyment.

Step outside and you'll discover a lovely entertainer's area. A large patio overlooks the saltwater below-ground swimming pool (approximately 9m x 3m), while expansive lawn areas create the perfect environment for family living and outdoor enjoyment.

Adding even more value is the substantial 10m x 7m powered shed, offering endless versatility. Whether you're envisioning the ultimate workshop, a man cave, storage solution, or hobby space, this impressive structure has you covered.

TYPE: For Sale

INTERNET ID: 300P198692

SALE DETAILS

Offers Over \$799,000

CONTACT DETAILS

Bunbury

11 Stirling Street
Bunbury, WA

Susan Kouw

0438 300 980

Beyond the shed lies a vast area ready for transformation. Whether you pursue redevelopment, subdivision, or construct an additional dwelling such as a granny flat (subject to relevant approvals), the potential is simply enormous.

Property Features:

- Massive 1,572*m² block
- Triplex subdivision* potential (subject to Shire approval)
- Prime location close Bunbury Catholic College and local shops
- Three spacious bedrooms
- Updated kitchen and bathroom
- Polished Jarrah floorboards
- Large family room
- Tile fire and reverse-cycle air conditioning
- Instant gas hot water system
- Large, powered* shed (approx. 10m x 7m)
- Saltwater below-ground swimming pool*
- Expansive patio entertaining area
- Outstanding future development potential

Investment Highlights

This is far more than just a home-it's a strategic investment with multiple income and development pathways. Live in, lease out, landbank for the future, or explore the subdivision possibilities and unlock the site's full value.

The property is currently occupied by an excellent long-term tenant on a periodic tenancy, who would be delighted to remain, providing immediate rental income from day one.

Zoned: Residential R20

For further information or to arrange a viewing, please contact Susan Kouw 0438 300 980 susan.kouw@elders.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.

- Land Area 1,572.00 square metre
- Bedrooms: 3
- Bathrooms: 1





