



13 Herbert Road, EAST BUNBURY, WA 6230

1119M2 Zoned R20/30

SOLD by Roslyn - the leading lady in real estate!

Talk about potential! No matter what you're looking for, 13 Herbert Road must be on your viewing list!

For the first home buyer, or the retiree, this amazing location, is sure to be sought after, this well-built brick and tile home resting on a 1119m2 block, has so much potential.

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 www.openn.com.au

The rooms are enormous! Walk in the front door, the lounge room to the left of the

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TYPE: Sold
INTERNET ID: 300P75155
AUCTION DETAILS
1:45pm, Wednesday
January 25th, 2023
CONTACT DETAILS
Bunbury
11 Stirling Street
Bunbury, WA
Roslyn Ierace
0407 529 398

entry, is a big spacious room, with windows looking out of the oval across the roadâ#i

Next to the dining area, I can just see some french doors added here where the window is, t then walks out to a stunning outdoor entertaining area, and the humongous back yard, big shady trees make this yard a haven!

The kitchen is still pretty much in its original state, clean and fresh, fine for now, but a blank canvas if you wanted to update it.

Back to the front entrance hallway, first, the spacious master bedroom, looking out over the green grass in the distanceâ#i then bedrooms 2 and 3 are also huge, and would easily hold queen-size beds!

At the rear through the laundry the bathroom, with a modern tiled shower recess, separate bath, and vanity. The floors have had all the dated tiles removed and are ready for tilingâ#i

With lockup garage under the main roof as wellâ#i.

Or for the investor/ developer, remove the garage for access to the rear, or even remove the house completely, and subject to shire approval a 3-unit site awaits!

No matter your choice, you will have to be quick as this superb location will not last long

Call Exclusive agent and auctioneer Roslyn Ierace today at 0407 5293 98

Block 1119m2

Built 1976

Brick and Tile Construction

Approx rates p/a

Council \$2,129.76

Water \$1,219.76

- Land Area 1,119.00 square metre
- Bedrooms: 3
- Bathrooms: 1
- Single garage







