

27a Stallard Place, Withers, WA 6230

House For Sale

Saturday, 18 January 2025

27a Stallard Place, Withers, WA 6230

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



James Mort

From \$449,000

A Withers Gem Property for Sale! Conveniently located close to Schools, Shopping, Sporting facilities, and within a short drive to Bunbury's beautiful beaches this property most certainly ticks all the boxes. Freshly painted throughout with new carpets to all 3 bedrooms giving a fresh and crisp impression throughout. This Charming 3 Bedroom x 1 Bathroom home (duplex half) offers a fabulous opportunity for either 1st Home Buyers or the astute investors. Featuring formal lounge with timber floors offering a very comfortable space to unwind after a hard day or is the perfect place to enjoy a good movie with family and friends. Large main bedroom has a reverse cycle split system air conditioner and both the other 2 minor bedrooms are of generous size. All three featuring new carpets. The kitchen features timber floors an upright gas stove and also a pantry and good bench space. The bathroom consists of a shower over bath and a single vanity. The toilet and laundry area is located just outside the bathroom and has likewise also been recently painted. At the front of the property is the very private fully fenced front yard boasting raised garden beds perfect for growing your own vegies, and also features a Banana and Avocado tree there is also a single garden shed. The properties fully fenced and also very private back yard is of a good size and features a Mango and Lemon trees for new owners to indulge in and enjoy. There is a single carport with access through to the back yard with a fence/gate that can be closed. And there is off street parking for approx 2 to 3 vehicles. Within close proximity to Schools, TAFE, Edith Cowan University, Hospital, Shopping, Sporting facilities and a short drive to the Beach. This property is a real Gem and offers a great opportunity to either take advantage of very strong current rental returns as an investment property, or for the First homebuyer looking for a great starter home to establish themselves in the market. PROPERTY FEATURES INCLUDE: • 469m² block • 3 bedrooms and 1 bathroom • Lounge room with timber floors • Kitchen, with timber floors upright stove and pantry • Main bedroom with reverse cycle split system air conditioner • Freshly painted throughout with new carpets to all 3 bedrooms • Fully fenced private front and rear yards • Access through carport to the backyard • Front yard with raised garden beds and banana and avocado trees • Back yard with Lemon and Mango trees. Priced at "From \$449,000" To arrange for a time to view, please contact Exclusive Sales Consultant James Mort Mobile 0409 688 295 LOCATION FEATURES NEARBY Southwest Sports Centre - 550m approx. Parks centre - 1.6 approx Withers Shopping Center 1.3km approx Adam Road Primary School - 1.9km approx Newton Moore Senior High School - 1.5km approx Bunbury CBD - 5.5km approx Built: 1970 Land Size: 469m² Land Rates: \$2162.39 approx. P/YR Sewerage Rates: \$1257.95 approx. P/YR Water Rates (service Charge) \$276.00 approx P/YR