

**5A Catherine Court, East Bunbury, WA, 6230**



**House For Sale**

Tuesday, 26 November 2024

5A Catherine Court, East Bunbury, WA, 6230

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Michaela Ierace  
0405551849

## **GUIDING HIGH \$400,000's**

### **Did you know that Bunbury has a horseshoe lake?**

Would you love to live looking over Bunbury's horseshoe Lake?

Just listed in a quiet cul-de-sac this spacious 3 bedroom, 1 bathroom, oversized home looks straight down the street through tall trees over the stunning lake and its birdlife, while just around the corner is the Bunbury Forum shopping centre, with easy public transport available into the city centre. East Bunbury has always been highly sought after by those who want a quiet spot to live, but enjoy everything Bunbury has to offer.

5A Catherine Court is technically a duplex half but resting at the front with just one joining wall at the back of the garage, you could be forgiven for thinking it's a freestanding house.

All 3 bedrooms boast built-in robes, the bathroom has a bath and a separate shower, then just off the laundry is the w/c and door leading out to the alfresco area at the rear.

From the entry, the bedrooms head to the right, but to the left you're walking into a spacious lounge room, with feature face brick accents, adding warmth to the room. Tucked behind the kitchen, what was designed as formal dining, a great room that makes an outstanding study with a framed Jarrah feature entrance and a big window looking out over the front yard.

The kitchen is ready for an update but the space that's there will allow you to do so much when you're ready to update, but is more than functional now with a gas hotplate, electric wall oven, and ample bench space. Then through the meals area and the glass sliding door out to the gabled alfresco to the rear.

The alfresco is an amazing space sheltered and private, an absolute haven for potted plants and just enough yard for a fur baby or the grandkids.

Resting on a spacious 594 m<sup>2</sup>\* block the home has use of the common driveway to the left leading to the double garage but on the right driveway leading to your rear backyard with ample room for adding a decent size workshop or parking boat or caravan!

So it is ready for some updates but this fabulous three bedroom, one bathroom home resting on an almost full-size block is too good to be considered a unit! And with a bit of love could be transformed into an amazing home.

So don't delay as this area is always highly sought after, Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407 529 398.

- 1980 built home
- 3 bedroom 1 bathroom home
- Double lock-up garage
- 594 m<sup>2</sup>\* block
- Gabled alfresco
- 142 m<sup>2</sup>\* of living
- Must have a lemon tree
- Gas storage hot water system.
- Driveway on either side of the home.
- Room to park your boat or caravan!

Shire rates \$2,427.81\*

Water rates \$1,281.53\*

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](http://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.