

**89 Austral Parade, East Bunbury, WA, 6230**



**House For Sale**

Friday, 15 November 2024

89 Austral Parade, East Bunbury, WA, 6230

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



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## GUIDING \$600,000's

Ready for your retirement home in the highly sought after location of East Bunbury?

Then look no further than 89 Austral Parade, East Bunbury, this immaculate, and boy do I mean immaculately presented three bedroom, one bathroom home rests just a few streets away from the waterfront.

From the road you can't see much, as the established gardens give a green wall of absolute privacy. The double driveway leads to the single carport under the main roof but alongside an enormous oversized extra height caravan/boat port awaits. . .10metres\* long and 3.5metres\* high!

Inside this home offers absolute perfection, with easy care vinyl strip flooring flowing throughout, a spacious lounge room looking out over the front garden, through to the updated kitchen and meals area that gets a fabulous view out over the back garden.

With easy access out to the full length gabled alfresco across the rear of the home. For the man of the house, powered 6 x 6 metre\* workshop to keep him busy all day, it even has an air con and fireplace.

The renovated bathroom is neat tidy and easily accessible by all three bedrooms with quality carpet throughout, this fabulous home waits for nothing.

With so many renovations and updates done, this home is not going to last.... Just check the list of features below, then call exclusive agent and auctioneer Roslyn Ierace on 0407 529 398

- 1984 Built - 3 Bedroom 1 Bathroom home
- 691m<sup>2</sup>\* block
- LED lighting to all internal and external light fixtures
- Three security cameras to the front of the house
- Sensor lights to the front of house and back of the carport
- Alarm system
- All windows & doors replaced with new wind/water rated products for coastal East Bunbury
- All windows and doors keyed alike with deadlocks
- All windows and doors laminated for security and noise reduction
- Roller shutters to bedrooms one and two
- All windows and doors have stainless steel security screens
- Fire exit grille to bedroom one window for escape in a fire situation
- All gutters, fascias, and fences have been replaced with new colour bond material
- 12 solar panels connected to Western power grid for rebate
- Automatic Reticulation
- 10 x 3.5 m\* high caravan/boat shelter with power adjacent carport
- Reverse cycle split system air conditioning to lounge, bedroom one + bedroom two
- Ceiling fans in bedrooms
- Gold batts insulation to the ceiling
- 17 x 6m\* Colourbond gabled patio to the rear of house
- Access through double gates to double garage in backyard
- 6 x 6m\* powered workshop with light outlets, air conditioning, and wood heater
- 3.5 x 2m\* garden shed

Shire rates \$2,362.71\*

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.