



72 Strickland Street East Bunbury, WA



## ONE FOR THE ASTUTE INVESTOR!

This East Bunbury property is in a prime & central location with great access to all amenities and has great exposure if you wish to pursue any commercial opportunities-

Boasting a land size of 931m<sup>2</sup> and zoning for mixed-use commercial (R20/60) this property is prime for development. Stepping inside the property you'll find the large front lounge room, opening onto the dining area with split system air conditioning, a good-sized kitchen that features plenty of storage. All three bedrooms are well sized and carpeted, and the bathroom is finished with a free-standing bath and shower.

Entertain all year round with the rear under cover area and large backyard for additional parking/storage/development.

Long term tenants with current lease until 14th August 2024.

For more details please visit :  
<https://www.summitbunbury.com.au/7820331>

**Price:** \$450000

**Council Rates:** \$2,184.00/year (approx)

**Water Rates:** \$1,250.00/year (approx)



**Greg Gardiner**

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