



South Bunbury Beach Lifestyle approx. 150m to Beach

2 Hoyle Avenue, SOUTH BUNBURY

Located on Bunbury's exclusive coastal strip with fantastic future potential. Renovate/Build your dream home in this sought-after location. Zoned R 20/40. The property also has possible development potential subject to council approval. 2 bedrooms 1 bathroom brick veneer with new colour bond roof, spacious open plan kitchen/dining and lounge/living areas with split system air conditioner and ceiling fan in lounge large main bedroom also with ceiling fan. 2nd bedroom with built in robes. 665m2 block Zoned R20/40 with possible development potential subject to council approval. Quiet cul-de-sac location with no through traffic and approx. 150m to the beach close to Bunbury's bird park, and transport to schools with bus route nearby. The property features two drive ways with plenty of parking and a single car port with access through to the back yard. But best of all is its location, you have the choice to either walk down to the beach & feel the sand between your toes or stroll along Bunbury's ocean drive & enjoy the sunsets. Within walking distance to Bunbury's Bird Park wetlands area or down to the Hungry Hollow tavern for a meal and beer. In the current rental market this presents a great opportunity for a good rental return and a great investment property. Priced to sell at "From \$550,000". For more information or to arrange for a private viewing, Call Exclusive Consultant James Mort on 0409 688 295.

 **2**  **1**  **4**

From \$549,000

Land Size: 665 m2

James Mort
0409 688 295

