



7 Allen St, East Bunbury



## RARE DUAL-LIVING OPPORTUNITY IN EAST BUNBURY

**\*\* 22nd February 2025 - Home Open Cancelled \*\***

Here's your chance to secure two homes for the price of one on a generous 821sqm block, situated in a quiet street in East Bunbury. This unique property is perfect for savvy investors or families looking to live close while maintaining their own space.

### Front Dwelling – Classic Charm

The front home, built in 1969, exudes timeless character with high ceilings, ornate cornices and wooden floorboards.

This property features:

- 3 well-sized bedrooms;
- A renovated bathroom with heated towel racks;
- A charming cottage-style kitchen with ample storage;
- A spacious front yard;

6 3 3 821 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1252
Land Area	821 m <sup>2</sup>

### AGENT DETAILS

Celestine Pfuhl - 0435 824 123  
Jorgia Whitham - 0423 011 608

### OFFICE DETAILS

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- A lock-up carport for secure storage;
- Split system air-conditioning.

### **Rear Dwelling – Modern Accessibility**

The second home, built approximately 10 years ago, is a sleek, modern residence designed with accessibility in mind.

Highlights include:

- Light-filled interiors with neutral tones throughout;
- Stone bench tops, kitchen island, gas cooktop, dishwasher and modern appliances;
- Ducted air-conditioning throughout and 3kw Solar Panels;
- Master bedroom with large walk-through robe large accessible ensuite with heated towel rail;
- Minor bedrooms well sized both with built-ins;
- Garden shed and small rear yard separate from patio for entertaining.

### **Prime Location**

- Walking distance to the Forum Shopping Centre (650m)
- Close to Cooina Primary School (150m)
- Leschenault Inlet just 1km away with beautiful shops such as Happy Wife Café, Paddy's Patties Gourmet Burger Bar and The Parade Hotel.

This dual-living setup offers flexibility, comfort, and potential for excellent rental returns(Rear House estimated rent \$590-\$620 per week – Front House \$520-\$550 per week\*\*). Don't miss this rare opportunity—inspect today!

\*\* Rental Estimate is an estimate only and Buyers are encouraged to seek an up-to-date rental valuation which can be provided by Umbrella Realty.

**Contact Celestine or Jorgia today to arrange a viewing!**

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Note that this listing has virtual furniture. Images of furniture are for illustration purposes only.

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