

Just Listed



22 Tilley Crescent, East Bunbury



## PRIME EAST BUNBURY LOCATION!

Positioned on a generous R20-zoned block in one of East Bunbury's most sought-after pockets, 22 Tilley Crescent presents an outstanding opportunity for first-home buyers, investors, developers, or those seeking space to add value.

Inside, the home offers three well-sized bedrooms, all complete with built-in robes, while the central bathroom features a shower, vanity with storage, and a practical layout for everyday living. The kitchen and dining area forms the heart of the home and is serviced by a split-system air conditioner, ensuring year-round comfort.

Step outside and you'll discover a large powered shed, providing ample room for storage, hobbies, or a workshop setup. The spacious backyard offers excellent accessibility and exciting future potential, with the R20 zoning presenting the possibility of a granny flat or ancillary dwelling at the rear (STCA).

3 1 2 809 m<sup>2</sup>

<b>Price</b>	All Offers Invited
<b>Property Type</b>	Residential
<b>Property ID</b>	1510
<b>Land Area</b>	809 m <sup>2</sup>

### INSPECTION TIMES

Sat 04 Jul, 11:00 AM - 11:30 AM

### AGENT DETAILS

Jorgia Whitham - 0423 011 608

### OFFICE DETAILS

Umbrella Realty  
1/98 Stirling Street East Bunbury  
WA 6230 Australia  
(08) 9779 9990



Conveniently located just moments from local amenities, you'll enjoy being approximately:

- Less than 500m to Bunbury Catholic College
- 1.5km to Bunbury Forum Shopping Centre
- 4km to Bunbury CBD
- 2km to the Bunbury Passenger Terminal and Australind rail service connecting Bunbury to Perth
- Close to schools, parks, public transport, and everyday conveniences

Whether you're looking for a comfortable home to move straight into, a solid investment or plans to renovate in the future 22 Tilley Crescent offers an exceptional opportunity in a thriving East Bunbury location.

Don't miss your chance to secure this versatile property in a suburb renowned for its convenience, family-friendly lifestyle, and strong long-term growth.

Contact Jorgia on 0423 011 608 for more details.

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