

**222 Clarke Street East East, Carey Park, WA 6230**

**Under Contract**

House  



**CALLING ALL INVESTORS!**

An exceptional opportunity awaits savvy investors with this property, nestled on a spacious 1041 sqm block. Featuring two adjacent dwellings up for sale, the potential here is immense. Whether you opt to generate income from both dwellings individually or explore the possibility of an 11-unit sub-development (subject to council approval) or if sold separately a three-unit site. The flexibility is yours to seize!

**Open for Inspection**

By Appointment.

Situated near shopping centres, sporting fields, and public transport, with just a brief drive to Bunbury CBD, this home seamlessly combines accessibility with comfort.

**Additional Features Include:**

- 4 bedrooms and 1 bathroom
- 3 of the 4 bedrooms with built-in robes
- Wood floorboards
- Split system reverse cycle air conditioning
- Large open kitchen
- Undercover patio
- Separate brick & tile 'Granny flat' with a bedroom & separate ensuite to the main house
- Rental yield of \$550.00 - \$570.00 per week
- This property is sold in "as is" condition
- Council Rates \$2,172.85
- Water Rates \$1,250.27

Don't miss out on this exceptional residence. Contact our Exclusive Agent, Katie Ryan, now to schedule your viewing and secure your chance to call this place home!

**Listed By**

Katie Ryan

