

## Australind, 1 Parmelia Drive

LOCATION, LOCATION with So much potential!

This 1970s home is positioned in a prime location and offers never ending potential. It is a large 856m2 corner block only approx. 150m from all the services of the Australind Shopping Centre and approx. 250m to the water's edge of the Leschenault Estuary.

The home is brick and tile construction with good bones and would allow for an easy modern renovation. The kitchen has had a nice refurbish and bathroom is mainly in original neat condition with some improvements and still very serviceable so you could comfortably live in the property whilst. There are 4 bedrooms all decent in size for added furniture and space. The main living and dining areas have polished Jarrah floorboards and all 3 forms of heating with gas, tile fired wood heating and reverse cycle air-conditioning. There is also a rear sleepout which could become another smaller living room or bedroom. The back yard consists of a large 5m x 6m approx. workshop, expansive rear patio area for entertaining. There is a below ground pool that has been refurbished and ready to go for the Summer.



**For Sale**  
Offers Over \$549,000

**View**  
[ljhooker.com.au/16TSHND](http://ljhooker.com.au/16TSHND)

**Contact**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**



Comfortably live in this home as it is or renovate away to your liking, for other prospects, the location and large flat block would make for the ultimate newly built family home with potential estuary and water views from a second storey. The biggest opportunity lies in the land with a R15/30/50 zoning it could be developed into 3-unit sites (with Shire and WAPC Approvals) easily offering dual road frontages and independent driveway access.

Surrounded by over 55's housing and a retirement village it is positioned well and surrounded by quality homes. There is a walkway directly through to the shopping complex and restaurants, cafes and doctors' surgery making it the ultimate location of convenience. With so many options and unlimited potential this property is not only a great investment for the future but the perfect place to call home.

For more information, Call or Text Steve Germon on 0417 950 949 or Danny Germon on 0418 670 014.

## More About this Property

<b>Property ID</b>	16TSHND
<b>Property Type</b>	House
<b>House Size</b>	196 m <sup>2</sup>
<b>Land Area</b>	856 m <sup>2</sup>
<b>Including</b>	Ensuite Toilets (1)

### Steve Germon 0417 950 949

Sales Consultant | [steve.germon@ljhsouthwest.com.au](mailto:steve.germon@ljhsouthwest.com.au)

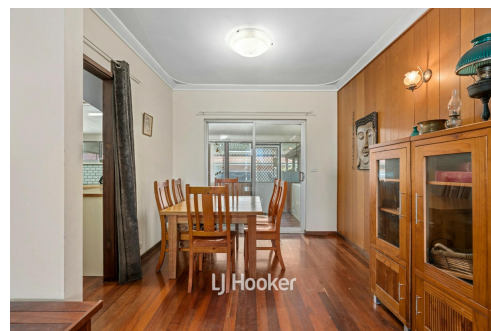
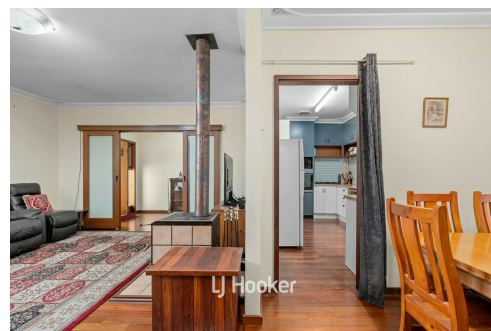
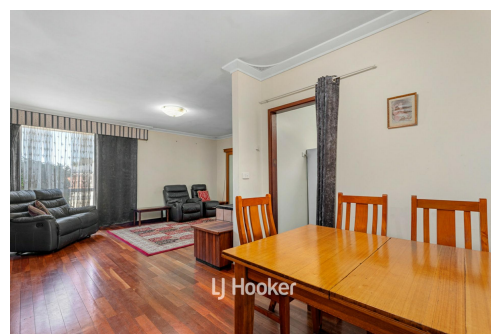
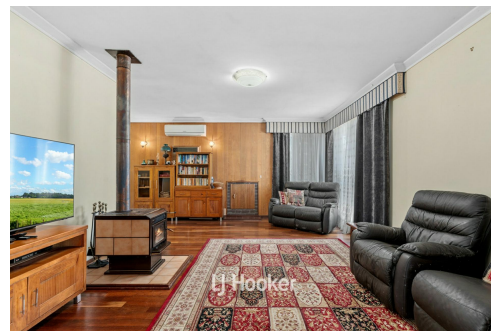
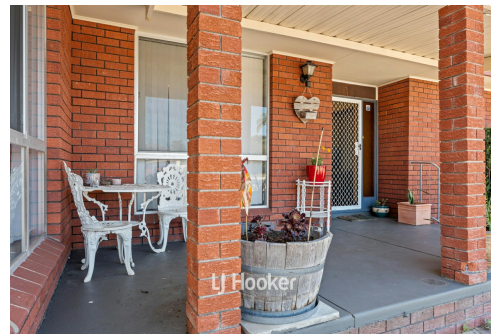
### Danny Germon 0418 670 014

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