






109 Waterford Way, Australind

Modern Family Living Opposite Parklands on corner block

Built in 2020 by renowned builder Dale Alcock, this beautifully presented 4-bedroom, 2-bathroom home offers modern comfort, thoughtful design, and a fantastic lifestyle opportunity in the sought-after Kingston estate. Positioned on a generous 635sqm corner block with side access and directly opposite tranquil nature parklands, this home ticks all the boxes for families, investors, or those simply wanting space and convenience.

Step inside and be welcomed by a well-designed layout, featuring a dedicated theatre room at the front of the home, perfect for movie nights or quiet relaxation. A separate study (or potential 5th bedroom) sits off the main passage, along with a convenient shopper's entrance from the double garage.

The spacious master suite is privately positioned at the front, complete with a large walk-in robe and a stylish ensuite. The heart of the home opens into a light-filled living and dining area, complemented by a sleek galley-style kitchen boasting stone benchtops, a 900mm 5-burner gas cooktop and oven, and a generous walk in pantry.

4  2  4 

FOR SALE
Offers Over \$799,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Property South West WA
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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The remaining three bedrooms are all well sized and fitted with built-in robes, the second bathroom has a separate shower and bath, ideal for growing families. Comfort is assured year round with ducted reverse cycle air-conditioning throughout.

Outside, enjoy a relaxing alfresco area overlooking a fully enclosed backyard perfect for kids and pets. The property also features double gate side access, an aviary, garden shed, and plenty of room for additional parking or storage.

The home has solar panels to help reduce the everyday living costs.

Located within walking distance to Kingston Primary School and just a short drive to sporting facilities, high schools, and shopping centres, this home offers both lifestyle and convenience. Kingston is a thriving community estate known for its beautiful parklands, walkways, and welcoming atmosphere, a place you'll be proud to call home.

Don't miss your opportunity to secure this fantastic property.
Please register in Propps
Register your interest to view with Ned today!

Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

| | |
|---------------|-------------|
| Property ID | 1A54HND |
| Property Type | House |
| House Size | 167 m2 |
| Land Area | 635 m2 |
| Including | Toilets (2) |

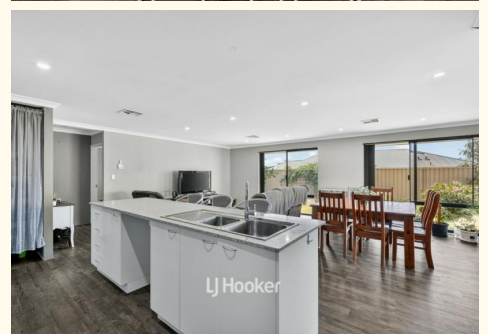
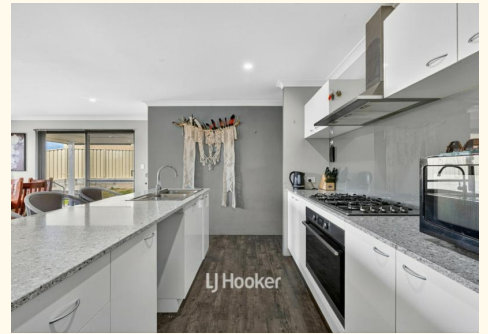
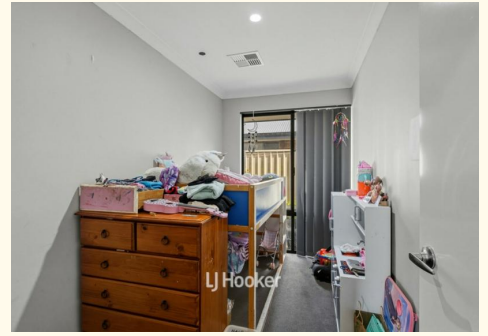
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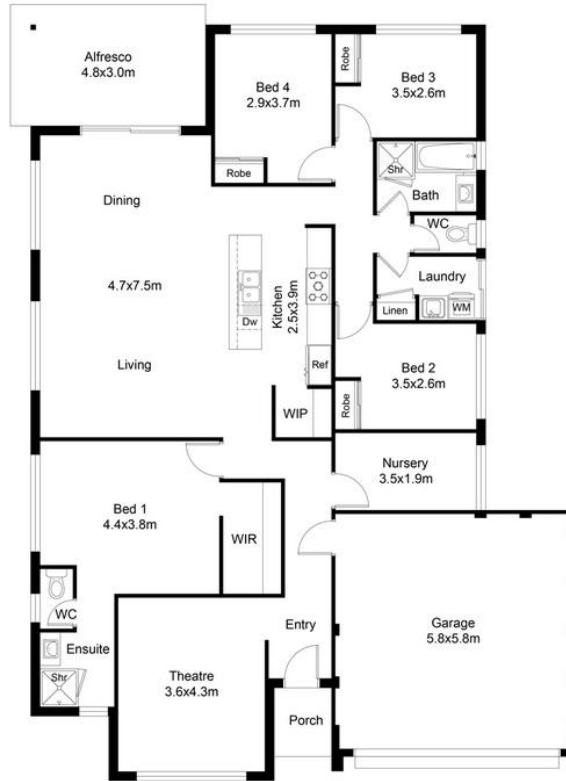
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only