

## Australind, 11 Garfield Drive

Quality Home Without the Price Tag!

Welcome to this beautifully presented 3-bedroom, 1-bathroom home, nestled on a generous 618m<sup>2</sup> block in the sought-after suburb of Australind. With its neutral tones and stunning new wood-look flooring throughout the main living areas, this home radiates warmth and charm.

The thoughtfully designed layout features an open-plan family, dining, and kitchen area, providing a versatile space for the entire family to enjoy. All three bedrooms are generously sized and feature built-in robes, while the beautifully renovated bathroom includes both a bath and a separate shower-perfect for families with young children. The laundry has also been recently updated, adding to the home's modern functionality.

Outside, the expansive backyard provides ample space for kids and pets to play. A full-length rear patio and a fire pit area make entertaining a breeze, no matter the season.



### For Sale

Offers Over \$575,000

### View

[ljhooker.com.au/16Z1HND](https://ljhooker.com.au/16Z1HND)

### Contact

**Pat Shine**

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

**Disclaimer:** 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.

Features include:

- 3 bedrooms & 1 beautifully renovated bathroom with a separate shower and bath
- Walk-in robe in the master bedroom and built-in robes in the minor bedrooms
- Open-plan living, dining, and kitchen area
- Kitchen with ample storage, pantry, and breakfast bench
- Ceiling fans to main living and bedrooms
- Wood fire heating for cosy winter evenings
- Recently updated laundry
- Full-length rear patio —perfect for year-round entertaining
- Approx. 3x4.5m shed for additional storage

Don't miss this fantastic opportunity to secure a wonderful property in a great location! For more information, please contact your dedicated agent Pat Shine.

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 About this Property

<b>Property ID</b>	16Z1HND
<b>Property Type</b>	House
<b>Land Area</b>	618 m2
<b>Including</b>	Toilets (1)

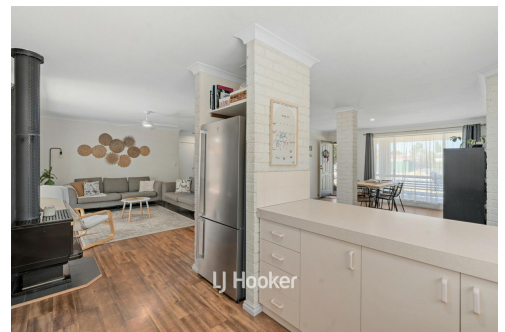
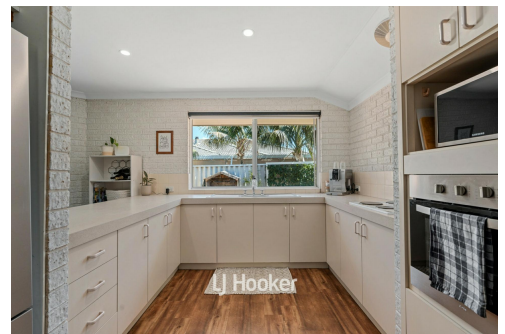
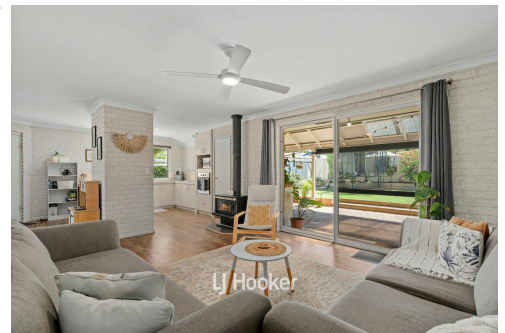
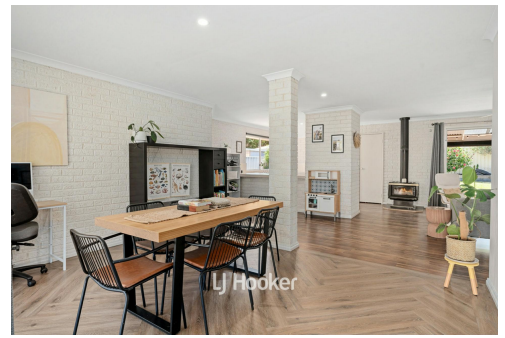
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