

## Australind, 119 Waterford Way

### 5-Bedroom Family Oasis with River Reserve Views

Set on a generous 709 sqm block, this magnificent 5-bedroom, 2-bathroom home offers a lifestyle of comfort, luxury, and relaxation, located directly opposite the picturesque Brunswick River Reserve. With a host of premium features, this home is perfect for families seeking space, style, and convenience in a tranquil setting.

#### Key Features:

- Spacious Bedrooms: Five well-appointed bedrooms, offering ample space for growing families or those who love to entertain.
- Gourmet Kitchen: The heart of the home, the chef's kitchen is beautifully finished with elegant stone benchtops, ample cabinetry, and high-quality appliances. Perfect for preparing family meals or hosting guests, this kitchen is both stylish and functional.
- Open-Plan Living: The bright and airy open-plan living and dining areas flow effortlessly to the outdoor entertaining spaces, creating a seamless indoor-outdoor lifestyle.
- Home Theatre: Enjoy movie nights at home in your very own dedicated theatre room,



**For Sale**  
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**(08) 9791 6880**

complete with a projector and screen, providing a true cinematic experience.

- Ducted Reverse Cycle Air-Conditioning & Ceiling Fans: Stay comfortable year-round with ducted reverse cycle air-conditioning throughout the home, supplemented by ceiling fans in key areas for added airflow and energy efficiency.
- Below-Ground Fiberglass Swimming Pool: The sparkling pool is perfect for cooling off in the summer or enjoying a refreshing swim after work. The low-maintenance fiberglass design ensures easy upkeep, so you can spend more time relaxing.
- Triple Garage: With parking for three vehicles, plus additional storage space, you'll have room for all your toys and tools.
- Powered Workshop: Whether you're a hobbyist or a tradesperson, the large powered workshop offers plenty of space to work on projects, store equipment, or pursue your passions.
- Solar Power System: Embrace energy-efficient living with the installed solar power system, reducing your utility costs and environmental impact.
- Outdoor Entertaining: The large backyard features plenty of space for entertaining, lounging by the pool, or enjoying the peaceful surroundings.
- Prime Location: Situated directly opposite the Brunswick River Reserve, you'll enjoy uninterrupted views and easy access to walking trails, parks, and nature. This is the perfect home for those who love the outdoors.
- Security : roller shutters and security screen doors provide an added level of security and protection from the weather along with the addition of tinted window to the main bedroom

This exceptional property offers a rare combination of luxury, functionality, and a prime location. Whether you're looking to enjoy peaceful riverside walks, entertain in style, or relax in your private theatre or pool, this home truly has it all.

#### Nearby Amenities

Kingston Primary School - 900m

Australind Senior High School - 4.4km

Treendale Shopping Centre - 3.6km

Bunbury CBD - 16.4km

Don't miss your opportunity to own this dream family home, contact Simon Bushell on 0411 929 198 today!

## More About this Property

<b>Property ID</b>	16B2HND
<b>Property Type</b>	House
<b>House Size</b>	182 m <sup>2</sup>
<b>Land Area</b>	709 m <sup>2</sup>

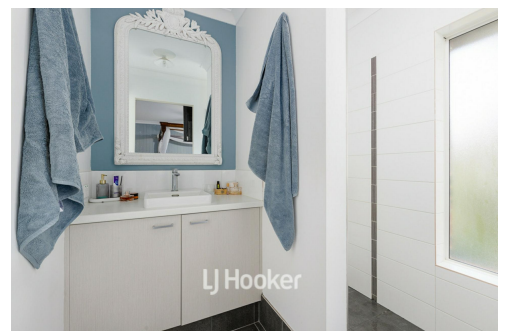
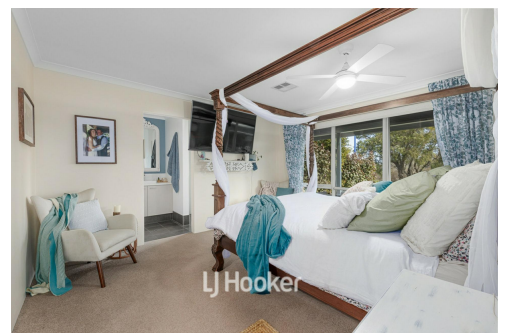
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