



12 Amber Lane, Australind

## Live the Ultimate Treendale Lifestyle

Get ready to be impressed by this exceptional Treendale residence, where modern comfort blends seamlessly with resort-style living to create something truly special. From the moment you enter, the elegant timber laminate flooring sets a warm and sophisticated tone, complemented by reverse cycle air conditioning for year-round climate control. A solar panel system adds outstanding value, helping to reduce energy costs while supporting a more sustainable way of living. Every element has been thoughtfully designed to deliver easy, stylish contemporary living.

Step outside and the real wow factor begins. Your private backyard oasis features a sparkling swimming pool framed by a relaxing gazebo, creating the ultimate retreat for entertaining or unwinding in complete comfort. The expansive outdoor entertaining area is perfectly set up for summer barbecues, family gatherings, or evenings spent enjoying the beautiful Treendale lifestyle. Whether hosting guests or simply enjoying quiet moments at home, this outdoor space delivers the perfect balance of luxury and functionality.

### Key Features:

- 4 bedrooms, 2 bathrooms

4  2  2 

### FOR SALE

Guiding Low 1m's

### VIEW

By Appointment

### AGENTS

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Danny Germon  
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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Dedicated home theatre plus a separate study
- Stylish timber laminate flooring throughout the main living areas
- Reverse cycle air conditioning for year-round comfort
- Sparkling swimming pool complemented by a feature gazebo
- Generous outdoor entertaining area ideal for hosting family and friends
- Solar panel system for improved energy efficiency and reduced power costs

Ideally located close to Treendale Shopping Centre, parks, walking trails, schools, and everyday conveniences, this home places everything you need right at your doorstep while still offering the peaceful lifestyle Treendale is known for. This is more than just a home, it's a lifestyle opportunity you won't want to miss.

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers 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	1AESHND
Property Type	House
House Size	228 m2
Land Area	791 m2
Including	Toilets (2)

### Steve Germon 0417 950 949

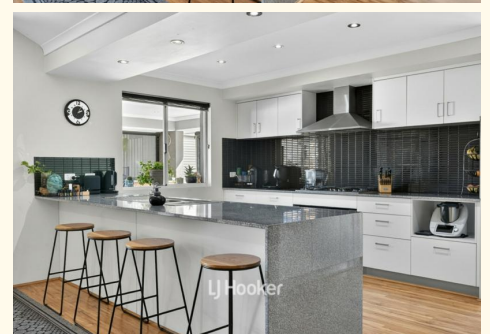
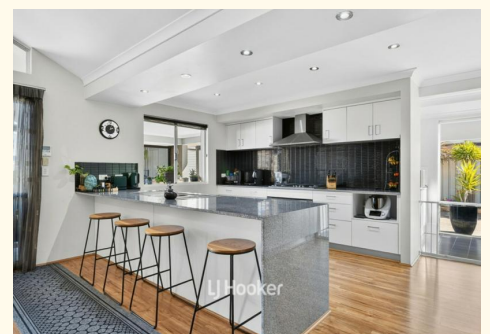
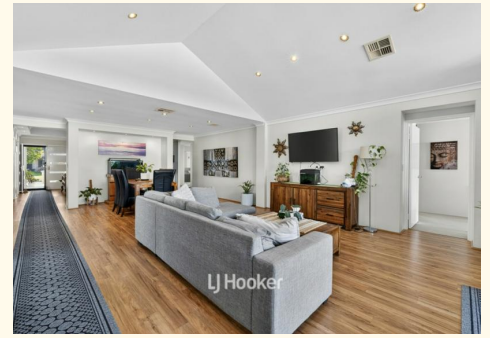
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TOTAL AREA : 317.404m<sup>2</sup>



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

