



122 Leschenault Parade, Australind

## Family Living Meets Summer Entertaining in the Heart of Australind

Set on a generous 708m<sup>2</sup> block in the ever-popular suburb of Australind, this spacious 4 bedroom, 2 bathroom home offers the perfect blend of comfort, space and easy family living. Designed with practicality in mind, the home features a functional floor plan with multiple living areas, giving everyone room to spread out and relax. The well-appointed kitchen sits at the heart of the home, overlooking the living and dining spaces, making everyday life and entertaining effortless.

Step outside and you'll really see what makes this property special. A large paved patio creates the ultimate outdoor entertaining zone, perfect for weekend BBQs, family gatherings or simply unwinding at the end of the day. The sparkling below-ground pool is ready for summer fun and will quickly become everyone's favourite spot, while the backyard still offers space for kids and pets to play. This is the lifestyle you've been waiting for.

### FEATURES INCLUDE:

- Built in robe and ensuite to master bedroom

4 2 2

### FOR SALE

From \$799,000

### VIEW

Sat 21st Feb @ 9:00AM - 9:30AM

### AGENTS

Katie Ryan

0458 458 565

katie.ryan@ljhsouthwest.com.au

### 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.



- Front living room
- - Split system air conditioning
- Ceiling fans
- Double garage
- Large paved patio
- Underground pool
- Across the road from Parkfield Primary School
- Backing onto bushlands

Put your own stamp on this home with the dream location, a little imagination and love and you can't go wrong with this investment for your future

Approximate council rates- \$2,216

Approximate water rates- \$1,192

Don't miss your chance to secure this fantastic family home in sought-after Australind - properties with a pool, space and entertaining areas like this don't last long. Contact Katie Ryan today to arrange your viewing!

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	19PVHND
Property Type	House
Land Area	708 m2

**Katie Ryan 0458 458 565**

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