



13 Edenhope Road, Australind

Move-In Ready Family Home with Exceptional Outdoor Features!

Welcome to this beautifully presented and well-appointed 4-bedroom, 2-bathroom family home, designed for comfortable living and effortless entertaining. Offering multiple living zones, quality finishes, and impressive outdoor features, this property is perfect for families needing space both inside and out.

Features include:

- Double garage with convenient side gate access to the rear
- Security screen front door for added peace of mind
- Stylish vinyl flooring through main living areas
- Soft carpeted bedrooms for comfort

The master suite offers:

- Walk-in robe
- Ceiling fan
- Elegant curtain drapes
- Private ensuite with separate toilet

At the heart of the home, the kitchen is beautifully equipped with:

- Stone benchtops

4 2 2

FOR SALE
From \$749,000

AGENTS

Katie Ryan
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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.



- Large modern appliances
- Hooded rangehood
- Double stainless-steel sink
- Generous walk-in pantry

Enjoy open-plan living with:

- Dining area off the kitchen featuring sheers and curtains
- Family room complete with reverse-cycle air conditioning, ceiling fan, plush carpet, and direct patio access

Additional bedrooms include:

- Bedroom 2 with single-door robe and ceiling fan
- Bedrooms 3 & 4 both featuring ceiling fans and mirrored double sliding robes

The main bathroom includes:

- Relaxing bathtub
- Corner shower

Practical additions throughout the home:

- Guest toilet positioned off the laundry
- Linen storage
- External access from the laundry

Step outside to an entertainer's dream:

- Large undercover patio
- Ceiling fan and outdoor patio blinds
- Access from both the garage and living area
- Fully reticulated yard
- Huge powered shed with single roller door access

This home delivers the perfect combination of functionality, comfort, and outdoor lifestyle living.

This property has an estimated rental return of \$720-\$750 per week and offers the purchaser vacant possession to release at current market rent or owner occupancy should this be required. Lease vacate date is 19/07/2026.

Call Katie Ryan Today on - 0458 458 565

MORE DETAILS

Property ID	1AKZHND
Property Type	House
House Size	140 m2
Land Area	532 m2

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Sales Consultant "Bunbury" | katie.ryan@ljhsouthwest.com.au

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