

157 Braidwood Drive, Australind

## Easy Living Starts Here —Your Australind Dream Home Awaits

Located in the popular Kingston Estate, this beautifully presented 4-bedroom, 2-bathroom home combines modern design, comfort, and low-maintenance living - perfect for families, downsizers, or those seeking the ultimate lock-up-and-leave lifestyle.

Step inside to a light-filled open plan living area, complete with split system air conditioning for year-round comfort. The central galley-style kitchen features a walk-in pantry and overlooks the main living and dining areas, making it the ideal hub for family life and entertaining.

Enjoy your own private theatre room for movie nights, plus a separate study or activity area offering flexibility for work, study, or play.

The master bedroom is a spacious retreat, featuring a walk-in robe, ensuite with double vanity, and its own split system air conditioner. Three additional bedrooms all include built-in robes, with one also fitted with a split system for added comfort.

Outdoors, the property is designed for minimal maintenance - perfect for busy lifestyles. The extra-large double garage offers rear roller

4  2  2 

### FOR SALE

Offers Over \$765,000

### AGENTS

Steve Germon

0417 950 949

[steve.germon@ljhsouthwest.com.au](mailto:steve.germon@ljhsouthwest.com.au)

Danny Germon

0418 670 014

[danny.germon@ljhsouthwest.com.au](mailto:danny.germon@ljhsouthwest.com.au)

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

door access to the backyard, providing convenience and secure storage. There's also plenty of overflow parking for visitors, boats, or caravans.

Whether you're looking to settle in or lock up and leave, this home delivers modern living with ease, space, and style.

Features Include:

- 4 bedrooms, 2 bathrooms
- Master suite with WIR, ensuite & split system A/C
- Open plan living with split system A/C
- Galley kitchen with walk-in pantry
- Separate theatre room
- Separate study/activity area
- 3 additional bedrooms with robes (one with split system A/C)
- Extra-large double garage with rear roller door access
- Maintenance yard with minimal upkeep
- Plenty of overflow parking
- Ideal "lock up and leave" home

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 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	1917HND
Property Type	House
House Size	248 m2
Land Area	500 m2
Including	Ensuite Toilets (2)

**Steve Germon 0417 950 949**

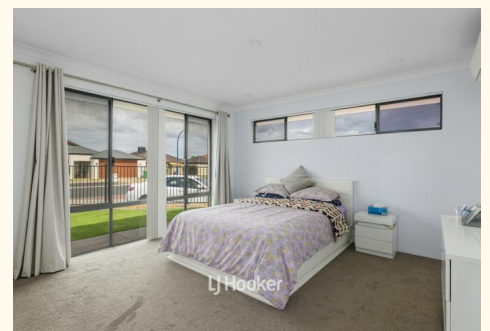
Sales Consultant â€“ Bunbury | [steve.germon@ljhsouthwest.com.au](mailto:steve.germon@ljhsouthwest.com.au)

**Danny Germon 0418 670 014**

Sales Consultant â€“ Bunbury |  
[danny.germon@ljhsouthwest.com.au](mailto:danny.germon@ljhsouthwest.com.au)

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

130 Victoria Street, BUNBURY WA 6230  
[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



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TOTAL AREA : 248.12m<sup>2</sup>