

Australind, 183 Barnes Avenue

UNDER OFFER

4 2 0

For Sale
Please Call

View
ljhooker.com.au/182DHND

Contact
Katie Ryan
0458 458 565
katie.ryan@ljhsouthwest.com.au

Packed with potential and positioned in a sought-after location, this solid 4-bedroom, 2-bathroom brick-and-tile beauty, is the ideal opportunity for savvy investors, renovators or first-home buyers to add their personal touch. Whether you want to create your dream home or expand your portfolio, this property is a smart and versatile choice.

Step inside to separate front lounge, perfect for quiet evenings, which that flows through to an open plan kitchen, dining and living area complete with a reverse cycle split system and a ceiling fan for all-year round comfort. From here, step out to a fantastic L-shaped patio area perfect for entertaining friends and family while overlooking a spacious backyard with a large workshop.

It has all the features for a great first home!

Situated on a spacious 795m2 block, this home offers plenty of room to grow, play, and



Disclaimer: 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.

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enjoy, making it a fantastic option for families, DIY enthusiasts, or those seeking solid rental returns.

Key features to this property include:

- 4 bedrooms, 2 bathrooms
- Separate front lounge
- Open plan kitchen living and dining area with ceiling fan
- Reverse cycle split system to main living
- Large patio area for entertaining family and friends
- Well-sized yard for children or pets to play
- Workshop with 2 single roller doors for entry
- Single carport
- Walking distance to Primary and Secondary schools, and within close proximity to local shopping centres, parks, and everyday amenities
- Currently tenanted until the 10/07/2025 generating \$620 per week
- Rental appraisal valued at \$640-\$670 per week

Don't miss this opportunity to secure a well-located home with massive potential. Whether you're moving in, renovating, or renting out - this one is ready when you are so don't wait for a Home Open!

Call or text Katie Ryan today on 0458 458 565 to book your private viewing!

More About this Property

Property ID	182DHND
Property Type	House
House Size	152 m2
Land Area	795 m2

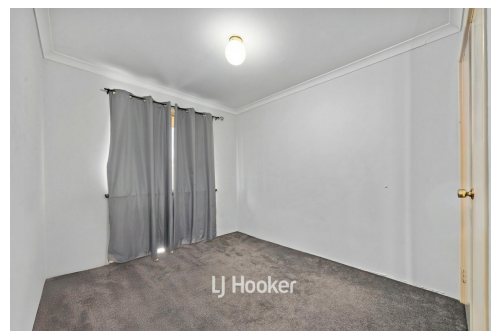
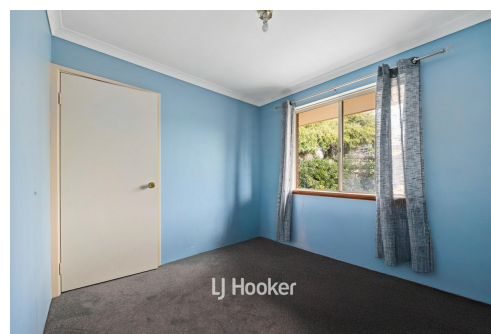
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