

20 Hoskins Way, Australind

Updated Photos - Family Living in Australind!

Tucked away in a great pocket of Australind and just minutes from the local primary school, sits this fully functional family home, ready and waiting for you to move in and call home! With walking trails and the Collie River just a stones throw away, this well-designed property offers comfort, convenience and lifestyle- perfect for growing families or savvy investors.

As you step inside, you're greeted by a generous sized Master bedroom positioned at the front of the home, along with a dedicated Home Theatre room- ideal for movie nights or a private retreat area. Flowing seamlessly into the heart of the home, the open-plan kitchen, living, and dining area is flooded with natural light provided by floor-to-ceiling windows, creating an inviting and airy space for everyday living.

Step outside and be impressed by the expansive outdoor entertaining area, complete with a shiplap feature wall, exposed aggregate concrete, and a gable patio- perfect for all year round gatherings with family and friends. There's a grassed area for the kids to run and play, and a well-sized garden shed, that presents a practical backyard.

Situated on a 658m² block, this property offers a wide street frontage

4 2 2

FOR SALE
Offers Over \$739,000

AGENTS

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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.

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and generous side access- ideal for storing your boat, trailer, or caravan, as well as plenty of off-street parking options available.

Built in 2014, features to this home include:

- 4 bedrooms, 2 bathrooms
- A light-filled open plan kitchen, living and dining area
- Separate Home Theatre room
- Air touch 4 reverse cycle ducted air conditioning with zoning in each room, with two temperature sensors (one in the Master and one in the Theatre)
- 6.6kw Solar system
- Fantastic outdoor entertaining area with exposed aggregate concrete overlooking a grassed area for the kids to run and play!
- Auto reticulated lawns and gardens to the front and rear yards
- Large garden shed
- Generous side access
- Ample parking options available- plenty of room for the boat, trailer or caravan!
- Potential rental return of \$700 - \$720 per week

Within close proximity to the local Primary School, parks and open spaces, and only a short drive to the Australind foreshore, Shopping Centre and local amenities the area has to offer.

Do not delay on a viewing of this fantastic family home!

For more information, call or sms Tanya Grooby on 0450 143 140 today!

Land rates: Approx. \$2,500.99
Water rates: Approx. \$1,347.27

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, and in this instance, one main living shot has been digitally edited to remove belongings from the frame, and all care has been made for it to reflect as close as possible.

MORE DETAILS

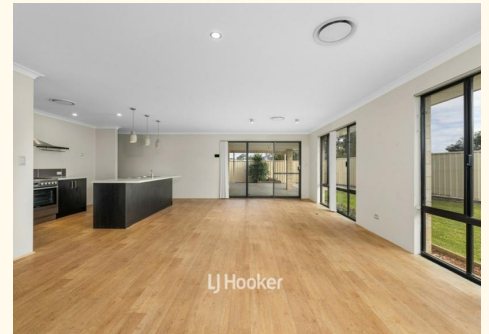
Property ID	18K0HND
Property Type	House
House Size	168 m2
Land Area	658 m2

Tanya Grooby 0450 143 140

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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.