







21 Mercury Pass, Australind

The Complete Treendale Family Home!

Set within a popular Treendale location, this beautifully presented family home offers a great balance of space, comfort and easy family living. High ceilings create an immediate sense of openness, complemented by plantation shutters, warm timber-look flooring and plenty of natural light. The separate media or front lounge provides a quiet space to relax, while the dedicated office with built-in desk and cabinetry is ideal for working from home. At the centre of the home, the open-plan kitchen, dining and living area is designed for everyday living and entertaining, with a breakfast bar, gas cooking and a convenient servery window connecting through to the alfresco. Generous bedrooms, a practical mud room, ducted air conditioning and attic storage add to the home's thoughtful layout.

The outdoor spaces are equally appealing, with a covered alfresco fitted with café blinds and ceiling fans overlooking the lawn and below-ground pool. The pool area is finished with exposed aggregate paving, sunken pool blanket and frameless glass fencing, creating a great setting for summer entertaining and family time. At the front, the home has excellent street appeal with a wide exposed aggregate driveway, neat gardens and side access providing room for a trailer, boat or caravan, while a garden shed offers additional storage. Well

4 2 2

FOR SALE
$1,046,500

VIEW
Sat 14th Nov @ 9:00AM - 9:30AM

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@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.

presented throughout and offering plenty of space both inside and out, this is a home that is easy to see yourself settling into.

FEATURES:
- High ceilings throughout
- Plantation shutters
- Separate media / front lounge
- Dedicated office with built-in desk and cabinetry
- Open-plan kitchen, dining and living
- Servery window to alfresco
- Warm timber-look flooring
- Ducted air conditioning
- Solar Panels
- Generously sized bedrooms with ceiling fans
- Practical mud room
" Attic storage
" Covered alfresco with café blinds & ceiling fans
- Below-ground swimming pool with frameless glass pool fencing
- Enclosed pool pump storage
- Exposed aggregate concrete pool surrounds and wide driveway
- Neat, low-maintenance gardens
- Side access for trailer, boat or caravan
- Garden shed
- 350m from Virgo Brace Park*
- 450m to Treendale Shopping Centre*
- 650m Treendale Farm Hotel*
- 1km to Treendale Primary School*

Council Rates: $3,386.00*
Water Rates: $1,478.25*
Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

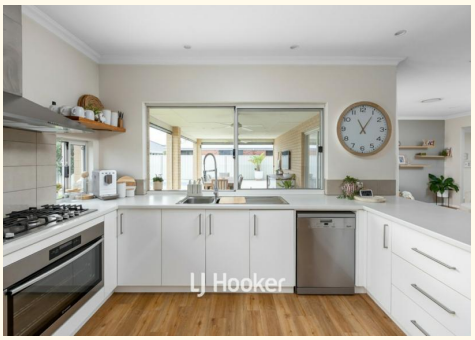
Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

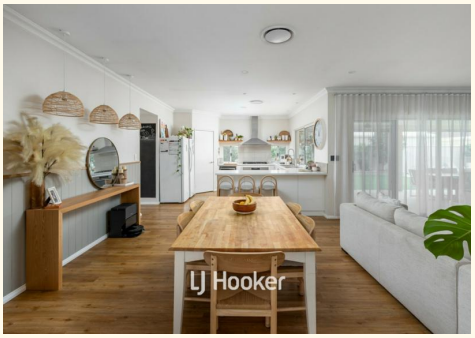
MORE DETAILS

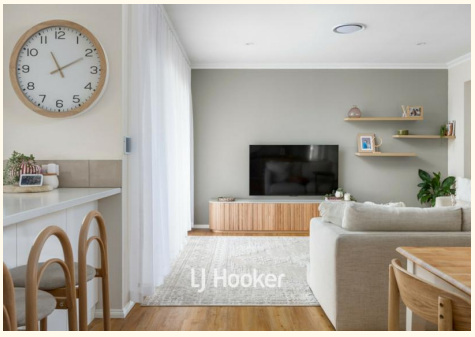
Property ID	1BMTHND
Property Type	House
Land Area	636 m2







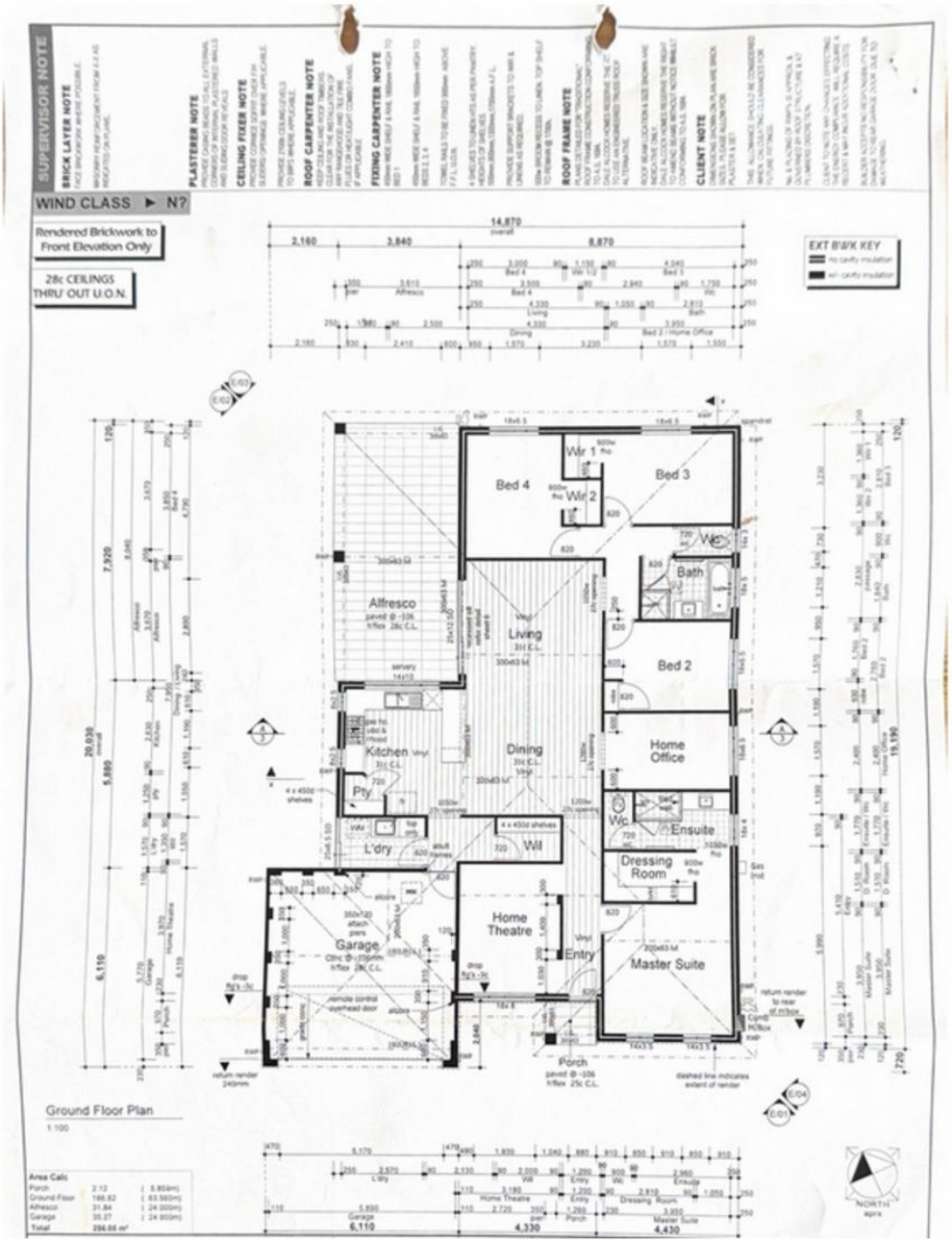




James O'Neill 0451 309 029
Licensed Real Estate Agent | james.oneill@ljhsouthwest.com.au
Milan Kokir 0403 597 101
Sales Consultant â€“ Bunbury | milan.kokir@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.



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.