







22 Mayne Way, Australind

SPACE, SIDE ACCESS & A BONUS GRANNY FLAT!

Looking for space for the whole family, room for the toys and a little extra flexibility? This Clifton Park property ticks plenty of boxes!

Set on a generous 856m² corner block, this home has had a freshen-up with fresh paint and new flooring, as well as new kitchen cabinets, countertop and new LED down lights throughout giving it a refreshed feel and making it ready for its next owners to move in and enjoy.

With three bedrooms in the main house, a converted garage with granny flat potential, excellent parking options and plenty of room to enjoy, there is lots to love!

PROPERTY FEATURES INCLUDE:
3 good-sized bedrooms, with built-in robes and ceiling fans to 2 bedrooms
Freshly painted with new flooring
Spacious front living room, perfect for family movie nights
Ducted evaporative air-conditioning throughout, plus 2 gas bayonets
Kitchen overlooking the garden, featuring a 900mm freestanding gas cooktop and oven
Study and laundry conveniently located off the kitchen

4 2 2

FOR SALE
$749,000

VIEW
Sat 21st Nov @ 10:00AM - 10:30AM

AGENTS
Rachel Ned MacLeod-Paterson
0488 556 452
rachel.ned@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.

Bathroom with separate shower and bath
Converted garage featuring a king-sized bedroom, split-system reverse-cycle air-conditioning, ceiling fan and ensuite
Side access to a hardstand area, ideal for the caravan, boat or extra vehicles
Large carport with clearance for taller 4WDs and boats, plus a handy fishing sink for rinsing off after a day on the water
Two sheds, approximately 5m x 3m and 3m x 1.5m, perfect for bikes, garden tools and extra storage

Enjoy being within walking distance of Clifton Park Primary School and close to beautiful playgrounds, walking paths, the Collie River and Bunbury Golf Club.

Whether you're looking for extra space for the family, somewhere to store the boat and caravan, or flexible accommodation options, this property is well worth a look!

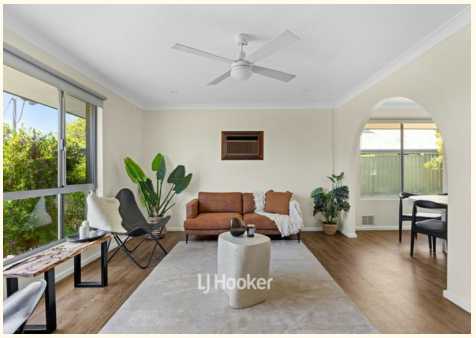
Freshened up and ready for its next chapter!

Contact Ned today to arrange your viewing.

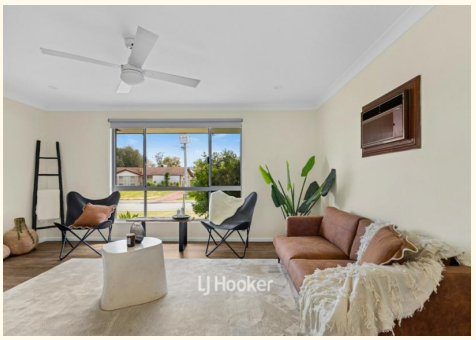
Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent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

MORE DETAILS

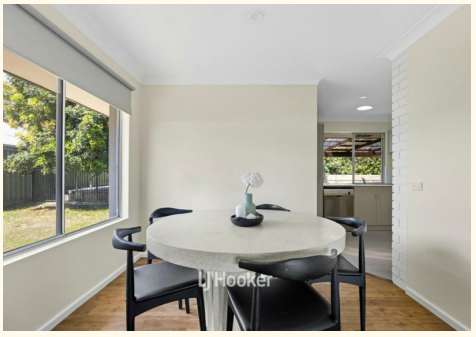
Property ID	1BKYHND
Property Type	House
House Size	180 m2
Land Area	856 m2
Including	Ensuite
	Toilets (2)











Rachel Ned MacLeod-Paterson 0488 556 452
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LJ Hooker

22 Mayne Way, Clifton Park , WA 6233



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

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