




25 Barnes Avenue, Australind

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## Comfortable Living with Scenic Estuary Backdrop!

Perfectly positioned to capture estuary outlooks, this well-appointed two-storey home offers a versatile and spacious lifestyle designed for comfort and easy living. At its heart is an open-plan kitchen and living area with split system air-conditioning, seamlessly flowing to a formal dining space or dedicated office, providing excellent flexibility. The kitchen enjoys beautiful estuary views, bringing a calm and inviting backdrop to everyday life. Outside, a paved alfresco area overlooks the generous backyard, perfect for entertaining or unwinding amid established greenery and open space.

Upstairs, the home continues to impress with a private main bedroom featuring a walk-in robe and ensuite, alongside a parents' retreat/lounge that opens onto an enclosed balcony showcasing stunning estuary views. Downstairs, additional bedrooms include built-in robes and are serviced by a central bathroom with toilet. Year-round comfort is assured with ducted evaporative air conditioning, while practical features including a large garden shed, reticulated lawn, and secure double carport with rear roller door complete this well-rounded property.

Ideally located close to schools and local shops, this home delivers

**FOR SALE**

Please Call

**AGENTS**

James O'Neill

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**AGENCY**

LJ Hooker Property South West WA

(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

everyday convenience in a highly sought-after setting.

#### FEATURES:

- Open plan kitchen & living with split system air-conditioning
- Formal dining/office
- Kitchen with estuary views
- Minor bedrooms with built-in-robos
- Main bedroom upstairs with ensuite & walk-in-robe
- Parents retreat/lounge
- Enclosed balcony with estuary views
- Ducted evaporative air conditioning
- Paved alfresco area
- Large garden shed
- Big backyard with reticulated lawns
- Double carport with rear roller door
- 800m to Leschenault Catholic Primary School\*
- 1.3km to Australind Village Shopping Centre\*

Council Rates: \$2,600.00\*

Water Rates: \$289.66\*

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	1AA7HND
Property Type	House
Land Area	863 m2

#### James O'Neill 0451 309 029

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