



3 Charman Place, Australind

Tranquillity , Space & Lifestyle — The Complete Package

Perched in an elevated position capturing sweeping views over Australind, this inviting 3-bedroom, 1-bathroom home sits on a generous 803m² block, offering a lifestyle of comfort, space, and relaxed outdoor living.

Immaculately presented from the moment you arrive, the tiered retaining spaces to both the front and rear yards set the tone for the tranquillity that awaits inside. With several thoughtfully designed outdoor spaces, you can take your pick of the perfect spot to enjoy your morning coffee among the beautifully landscaped surrounds.

Inside, the home is the definition of light, bright, and welcoming. The open-plan living area flows effortlessly through to the kitchen, with a separate theatre room and seamless access to the outdoor entertaining space. This versatile layout makes the home perfect for families, investors, or first-home buyers alike.

Additional features include:

- Elevated position capturing sweeping views over Australind from the rear garden
- Light-filled interiors throughout, creating a warm, bright, and

3 1 1

FOR SALE

Please Call

AGENTS

Danielle Green
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danielle.grasso@ljhsouthwest.com.au

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.



- welcoming atmosphere in every room
- Separate front living or theatre room, perfect for movie nights or a quiet retreat away from the main living zone
- Spacious open-plan living, dining, and kitchen area complete with reverse-cycle air conditioning for year-round comfort
- Well-appointed kitchen featuring 900mm appliances, ample bench space, and functionality ideal for everyday living and entertaining
- Generous, separate laundry with plenty of storage and direct outdoor access for added convenience
- Three well-sized bedrooms, all fitted with ceiling fans to ensure comfort and practicality
- Master bedroom has a built in robe
- Large bathroom complete with single vanity, shower, bathtub, and toilet
- " Expansive outdoor patio area —an entertainer's dream overlooking lush lawns and established gardens, ideal for gatherings year-round
- Elevated rear garden area, offering a unique space perfect for bonfires and relaxing with friends under the stars
- Solar panel system
- Two powered sheds providing excellent additional storage, workshop space, or room for hobbies
- Beautifully landscaped gardens with tiered terraces, creating multiple tranquil spots to relax
- Fully reticulated lawns
- Ample driveway space with convenient side access leading through to the powered sheds, ideal for vehicles, trailers, or extra parking
- Paved front verge providing even more parking space

Don't miss your opportunity to secure this stunning home! Contact Danielle Green today for further information on 0456 976 483.

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

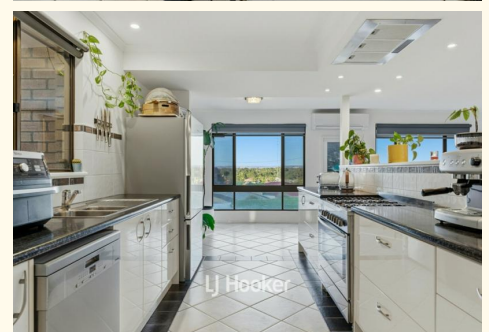
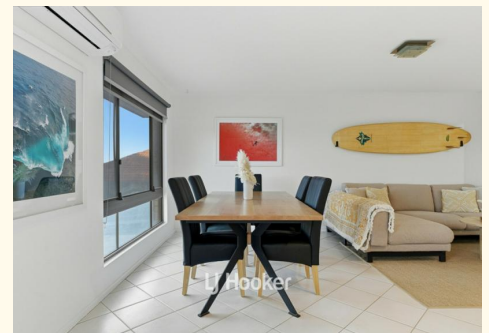
Property ID	1A2SHND
Property Type	House
Land Area	803 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes

Danielle Green 0456 976 483

Sales Consultant â€“ Bunbury |
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TOTAL: 215 m2

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