

35 Poller Way, Australind

## Side Access & 813sqm Block — Refreshed 3x1 Near the Collie River

Just a short stroll from the beautiful Collie River, this well-presented 3-bedroom, 1-bathroom home sits on a generous 813sqm block and offers a relaxed lifestyle in the sought-after Clifton Park locality.

Freshly painted internally with new floor coverings and split system reverse cycle air-conditioning throughout, the home is comfortable and ready to move straight into. The kitchen features ample bench space with additional storage provided from the overhead cupboards.

The bedrooms are all well sized with 2 featuring built in robes.

Vehicle accommodation includes a single carport under the main roof plus an attached single carport, with side access ideal for trailers or boats.

Outside features a large rear yard, flat decked patio with café blinds, and a garden shed, providing excellent space for entertaining, kids and pets.

3 1 1

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



With Clifton Park Primary School at the end of the Street and close to river walks, shops and local amenities, this is an ideal home for families, first buyers or investors.

Features include:

- 813sqm block
- 3 bedrooms, 1 bathroom
- Fresh paint & new floor coverings
- Reverse cycle air-conditioning
- Double carport (one under main roof)
- Side access
- " Large backyard
- " Paved patio with café blinds
- Garden shed
- Walk to the Collie River

## MORE DETAILS

Property ID	19HFHND
Property Type	House
Land Area	813 m2

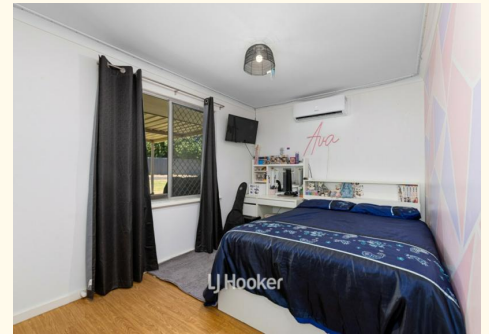
**Simon Bushell 0411 929 198**

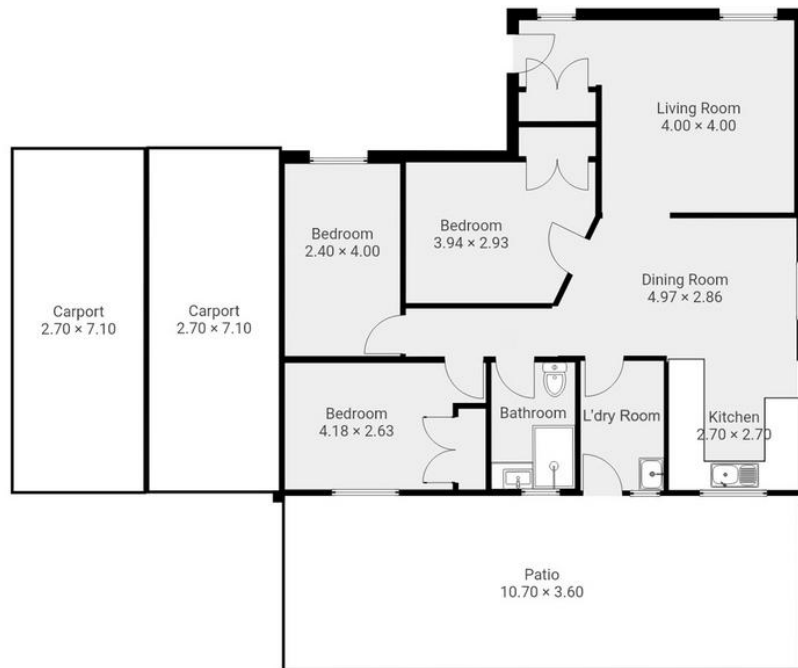
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Please note this floor plan is for marketing purposes and is to be used as a guide only.  
Measurements are approximate and are for illustrative purposes only