

37 Avalon Road, Australind

The Ultimate Family Home on a Prime Corner Block with Rare Triple Access!

Welcome to 37 Avalon Road - an immaculately presented residence set on a prime corner block in the highly sought-after Kingston Estate. From the moment you arrive, the beautifully landscaped gardens create an immediate sense of pride and striking street appeal, setting the tone for what awaits inside.

Privately positioned at the front of the home, the master retreat offers a true sanctuary for relaxation. Complete with his and hers walk-in robes, reverse-cycle air conditioning, a ceiling fan, elegant Hamptons shutters, and tinted windows, this expansive suite also incorporates a generous sitting zone - ideal as a reading nook, home office, or private lounge. The spacious ensuite is thoughtfully designed with a double vanity, shower, and separate toilet, delivering both comfort and luxury.

At the heart of the home, the expansive open-plan living area seamlessly connects kitchen, dining, and family spaces, creating a warm and inviting environment for both everyday living and entertaining. The well-appointed kitchen is sure to impress, featuring

4 2 3

FOR SALE

Guiding Low \$1 Millions

AGENTS

Danielle Green

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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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Interested parties must rely solely on their own enquiries.



900mm appliances, a dishwasher, double fridge recess, and a walk-in pantry - perfectly positioned to overlook the main living and alfresco areas.

For those who love a movie night, a separate theatre room branches off the main living zone, offering a cozy and private escape.

Further down the hallway, a central activity or games room sits between the minor bedrooms, providing a versatile space ideal as a children's retreat, additional living area, or even a second theatre. Sliding doors open directly to the garden, enhancing the home's seamless indoor-outdoor connection.

Outdoors is where this property truly shines. Designed with lifestyle and functionality in mind, the gabled alfresco creates the ultimate entertainer's haven - perfect for hosting family and friends year-round.

Positioned on a rare triple-access corner block, this home offers exceptional storage and flexibility. The impressive 6m x 6.1m* powered workshop can be accessed via the rear automatic door or two front roller doors, making it ideal for tradies, hobbyists, or secure storage. Complete with its own third toilet and sink, it keeps projects and mess separate from the main home.

There's also a dedicated covered bay with side access for your caravan or boat, while the three-car garage provides convenient drive-through access to the rear, ensuring effortless movement throughout the property.

Built in 2006 by Ventura Homes and set on a generous 853m² block with 259m² of living space, this impressive residence also features:

- Triple garage with drive-through rear access
- Water filtration system
- Solar panels
- Reticulated lawns and gardens
- 6m x 6.1m* powered workshop with toilet
- Gabled alfresco
- Covered caravan/boat bay with side access
- Three spacious bedrooms, one with a double built in robe and two with walk in robes
- Five split-system reverse-cycle air conditioning units throughout the home
- Guest bathroom with large bath/shower combination and double vanity
- Spacious laundry
- Water rates approx \$1504.51 Per Annum
- Shire rates approx \$3221.15 Per Annum

This is a home that effortlessly balances luxury, functionality, and lifestyle - a rare offering in a premium location. Contact exclusive agent Danielle Green today for more 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

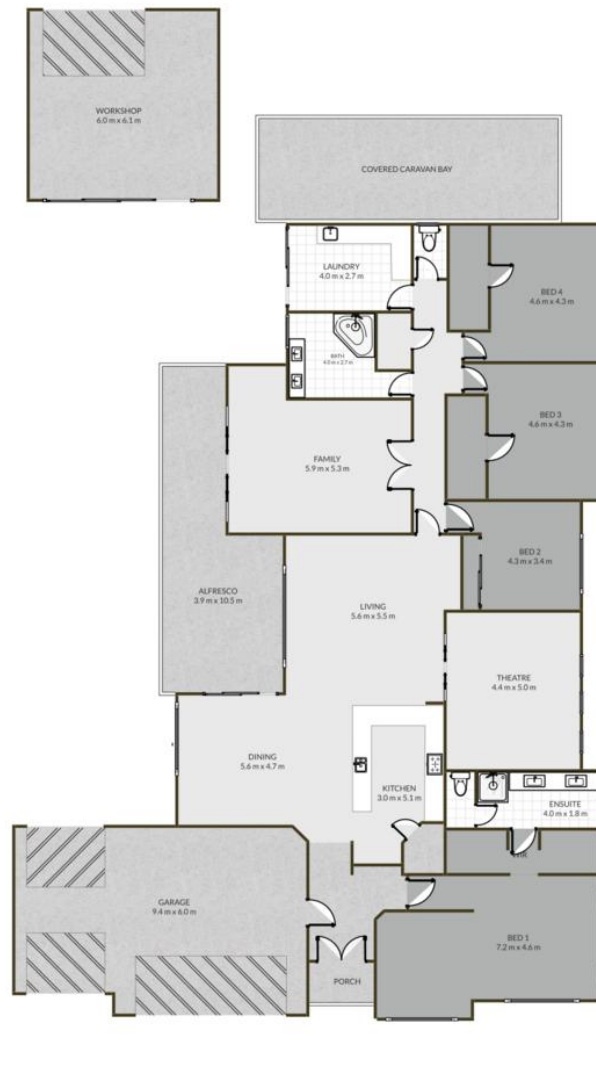
Property ID	19TRHND
Property Type	House
Land Area	853 m2
Including	Ensuite
	Toilets (3)

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DANIELLE GREEN
0456 976 483



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TOTAL: 448 m²

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