



LJ Hooker



40 Barnes Avenue, Australind

5 2 2

#### FOR SALE

Offers Over \$1,099,000

#### VIEW

Sun 22nd Feb @ 10:00AM - 10:30AM

#### AGENTS

Katie Ryan

0458 458 565

[katie.ryan@ljsouthwest.com.au](mailto:katie.ryan@ljsouthwest.com.au)

#### AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

## Space, Style & Stunning Estuary Views — The Complete Family Package!

This impressive family home offers the perfect blend of space, comfort and modern style, with nearly every aspect of the property updated within the last three years. From the street, the home presents beautifully with its rendered facade, new Colourbond fencing and new double garage doors, setting the tone for what lies inside. Designed for relaxed family living and effortless entertaining, the layout provides multiple living zones, generous accommodation and seamless flow to outstanding outdoor spaces.

Step inside to discover a sunken front lounge and adjoining study nook, creating a welcoming space to relax or work from home. The master suite is positioned at the front of the home to capture stunning estuary views and features a walk-in robe, reverse-cycle air-conditioning and a well-appointed ensuite. At the heart of the home, the open-plan kitchen, family and dining area connects to a sunken games room with French doors opening to the outdoor entertaining area and swimming pool - a true highlight and perfect for hosting family and friends all year round.

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.

**LJ Hooker**

## Property Features:

- Five bedrooms in total
- Master bedroom with beautiful estuary views, reverse-cycle air-conditioning, walk-in robe and ensuite with corner shower, double vanity, overhead cabinetry and shared toilet
- Sunken front lounge with vinyl plank flooring and adjoining study nook
- Bedroom 2: carpeted with ceiling fan
- Bedroom 3: three-door built-in robe
- Bedroom 4: double-door robe and ceiling fan
- Bedroom 5: single-door robe and ceiling fan
- Kitchen featuring stone benchtops, stand-alone oven, dishwasher, corner pantry and large fridge recess
- Open-plan family and dining area with reverse-cycle air-conditioning
- Sunken games room with reverse-cycle air-conditioning and French doors opening to the outdoor entertaining area
- Main bathroom with bath, corner shower and vanity with four cupboards
- Separate toilet
- Laundry with benchtop and overhead cupboards
- Walk-in linen storage
- Swimming pool with adjoining entertaining area
- Powered shed plus additional garden shed
- New extra-large double side access gate - ideal for a boat, caravan or large van
- Carport with side access
- Auto roller doors
- New double garage doors
- New front Colourbond fencing
- Rendered front and tiled roof

Don't delay, this won't last long. For any further information contact Katie Ryan today!

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	19M6HND
Property Type	House
Land Area	1096 m <sup>2</sup>
Including	Toilets (2)



## Katie Ryan 0458 458 565

Sales Consultant â€“ Bunbury | [katie.ryan@ljhsouthwest.com.au](mailto:katie.ryan@ljhsouthwest.com.au)

## LJ Hooker Property South West WA (08) 9791 6880

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)