



## Australind, 49 Matilda Avenue

Australind home, large block and shed!

This Australind home located close to the estuary is set on a generous 1010m<sup>2</sup> block, this private and secluded property provides a peaceful lifestyle with a stunning rear outlook, nestled among established homes.

Step inside to find a substantial 3 bedroom home boasting two large living areas-a rare find in and older home. From the moment you walk in, you'll feel right at home.

Highlights include:

- \* Separate lounge with a cosy wood fire and view to the backyard
- \* Main living area with reverse-cycle air conditioning
- \* Spacious master bedroom featuring built-in robes and a charming bay window
- \* Low maintenance outdoor space with a paved entertaining area, perfect for gatherings
- \* Side access to a large workshop PLUS a garden sheds, ideal for tradies, hobbyists, or extra storage

3  1  2 

### For Sale

Offers Over \$549,000

### View

By Appointment

### Contact

**Rachel Ned MacLeod-Paterson**

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**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.



- \* Large back yard with room for the veggie patch, trampoline and much more
- \* Rear and side patios for entertaining
- \* Extra studio out back great for guests, the artist or teenager

This property is practical and has a lot of potential. With the growing demand in Australind due to increasing job opportunities and an influx of new families, this home offers outstanding value.

The home is currently tenanted on a periodic lease @ \$515 per week.

Please register in Propps <https://prop.ps/I/2exBaau3VsZK>

Register with Ned to view this home at the Grand open.

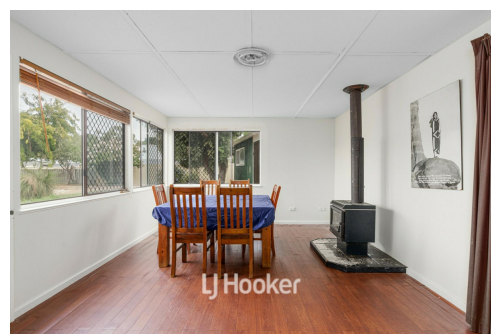
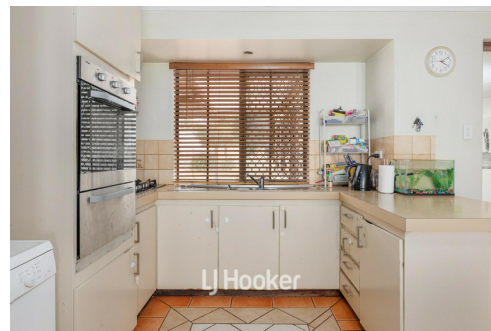
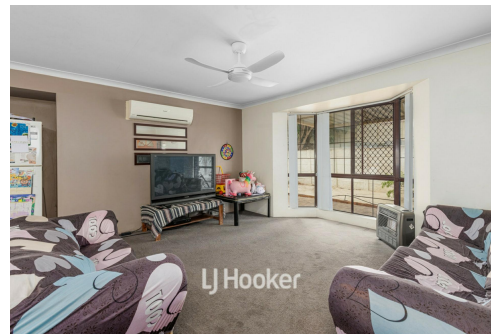
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## More About this Property

<b>Property ID</b>	17MVHND
<b>Property Type</b>	House
<b>House Size</b>	119 m2
<b>Land Area</b>	1010 m2

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