





55 Sherwood Road, Australind

# Easy Living With Side Access & A Large Powered Workshop

Positioned on a 549m2 corner lot, 55 Sherwood Road, Australind combines comfortable, low-maintenance living with excellent access and an impressive powered workshop, an ideal combination for buyers looking for extra space for vehicles, projects, hobbies or storage.

The four-bedroom, two-bathroom residence offers a practical layout centred around the open-plan kitchen, meals and living area, creating an inviting everyday living space for the household.

The well-appointed kitchen features stone benchtops, 900mm appliances, a breakfast bar and overhead cabinetry, providing plenty of preparation and storage space while maintaining a strong connection with the adjoining meals and living areas.
Year-round comfort is taken care of with split-system air-conditioning and a slow-combustion wood fireplace, providing options through both the warmer and cooler months.

Four bedrooms and two bathrooms provide comfortable accommodation, while outside, the rear alfresco extends the living space and provides a great spot for entertaining or simply enjoying

4 2 2

**FOR SALE**
Offers From $799,000

**VIEW**
Sat 24th Oct @ 1:45PM - 2:15PM

**AGENTS**
Simon Bushell
0411 929 198
simon.bushell@ljhsouthwest.com.au

**AGENCY**
LJ Hooker Property South West WA
(08) 9791 6880

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

the backyard.

One of the property's standout features is its corner position and convenient side access, leading through to the substantial 8m x 6m powered workshop. Complete with a large roller door, personal access door and mezzanine floor providing valuable additional storage, it's a versatile space that will appeal to tradies, hobbyists or anyone needing room for vehicles, tools and equipment.

The outdoor areas are further complemented by a separate woodshed and shade pergola, while a solar power system helps reduce reliance on grid electricity.

Located in established Australind, the property offers convenient access to local shopping, schools, parks, sporting facilities and the wider amenities of the Australind and Eaton areas, while remaining within easy reach of Bunbury.

PROPERTY FEATURES:
- 549m2 corner lot
- Four bedrooms and two bathrooms
- Ceiling fans to all bedrooms
- New flooring and paint throughout
- Open-plan kitchen, meals and living area
- Stone kitchen benchtops
- 900mm kitchen appliances
- Breakfast bar and overhead cupboards
- Split-system air-conditioning
- Slow-combustion wood fireplace
- Rear alfresco
- 5.5kW solar power system
- Side access
- 8m x 6m powered workshop
- Mezzanine storage within workshop
- Large workshop roller door
- Workshop personal access door
- Separate woodshed
- Shade pergola

Offering a practical home, manageable block and an excellent workshop setup, 55 Sherwood Road delivers a versatile package in a convenient Australind location.

For further information or to arrange your inspection, contact Simon Bushell at LJ Hooker Property South West.

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 seller's 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.

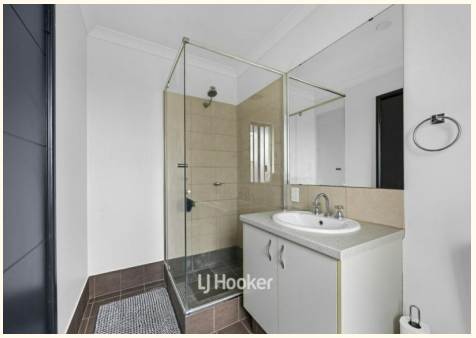
All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

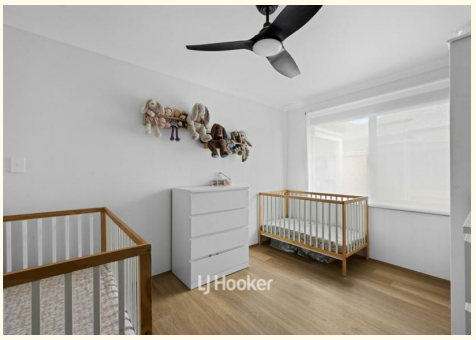
## MORE DETAILS

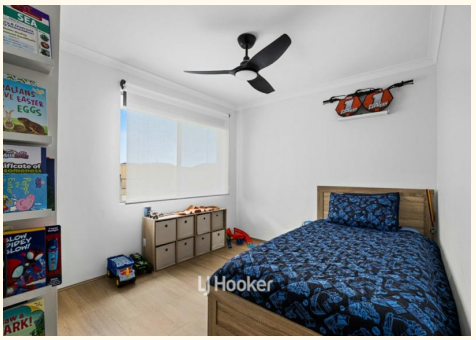
| | |
|---|---|
| Property ID | 1BGAHND |
| Property Type | House |
| Land Area | 549 m2 |

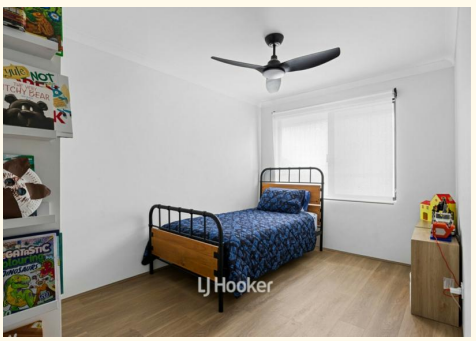
**Simon Bushell 0411 929 198**
Sales Consultant â€“ Bunbury | simon.bushell@ljhsouthwest.com.au

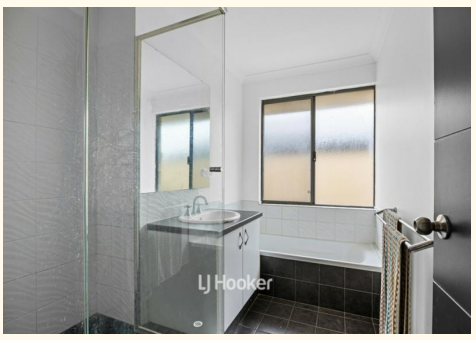
**LJ Hooker Property South West WA (08) 9791 6880**
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au




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

55 Sherwood Rd, Australind, WA 6233




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

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