

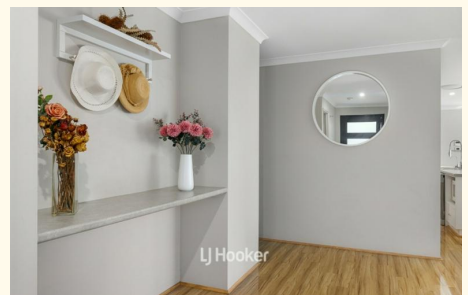


**Sold**

LJ Hooker



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55 Tourmaline Ridge, Australind

## Nature at Your Doorstep, Space for the Whole Family

There's something special about looking out from your front door and seeing uninterrupted nature. Set opposite a gorgeous, permanent green outlook in the heart of Treendale, this beautifully designed family home delivers space, style and serenity in equal measure.

Nestled along the picturesque Brunswick River, this impressive 4 bedroom, 2 bathroom residence has been thoughtfully planned for modern family living. The generous floorplan offers multiple living zones, giving everyone their own space while still bringing the family together in the heart of the home.

The open plan kitchen, dining and living area creates a warm and inviting hub for everyday life and entertaining alike. The kitchen is both stylish and practical, complete with modern appliances and a super-sized walk-in pantry to handle all your storage needs. Polished Murray Rivergum wood laminate flooring flows throughout, adding warmth and sophistication to the interior and elevating the overall feel of the home.

When it comes to lifestyle, this property truly delivers - from cosy movie nights in the theatre room to productive days in the home

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### FOR SALE

Under Offer with Team Germon Early \$1m's

### AGENTS

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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office, and relaxed afternoons under the alfresco.

And then... there's the shed.

Fully powered, insulated and air-conditioned with huge side access, it's perfect for tradies, hobbyists, extra storage, a workshop, or even a home gym. It's a rare bonus that makes this home stand out from the rest.

Set close to schools, parks, shopping centres and all of Treendale's amenities, with easy access to major roads, everything you need is right at your fingertips.

#### Key Features:

- Spacious main bedroom with built in robe and ensuite featuring double vanity, large shower & separate toilet
- 3 generous minor bedrooms with built-in robes
- Separate activity area positioned in the kids' wing
- Large theatre room for movie nights or sports days
- Dedicated study/home office
- Open plan kitchen, dining and living zone
- Ducted reverse cycle air conditioning throughout
- Double lock-up garage
- Reticulated gardens
- 3,000 litre rain water tank
- Solar panels for energy efficiency
- Fully powered, insulated & air-conditioned shed with side access
- Beautiful alfresco entertaining area
- Opposite permanent nature outlook

Contact Steve Germon on 0417 950 949 today to schedule your private viewing and make this house your home sweet home!

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	19MXHND
Property Type	House
Land Area	746 m2
Including	Ensuite Toilets (2)

#### Steve Germon 0417 950 949

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