



56 Avalon Road, Australind

Kingston Gem Overlooking the Park

Positioned on a generous 773m² block in Kingston Estate, this beautifully presented grey and white home delivers exceptional street appeal, thoughtful design and an outlook you will never tire of. Overlooking the park, Lechenault ovals and the nearby river where the ducks glide by, this is a home that truly embraces its surroundings.

Step through the double front doors into a welcoming entry featuring timber floorboards and an immediate sense of warmth and comfort. To the front of the home sits an oversized living room, perfect as a parents' retreat or theatre room for family movie nights, with the option to close it off for added privacy.

The home offers a flexible floor plan including a dedicated study with double doors and a built-in robe, providing excellent potential as a fifth bedroom if required.

The extra-large master suite is privately positioned and impressively appointed with a long walk in robe and feature wall. The fully renovated ensuite showcases a generous shower and dual vanities, bringing a fresh, modern finish to the home.

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FOR SALE

Please Call

AGENTS

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AGENCY

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(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 heart of the residence is the expansive open plan living zone, cleverly designed with two additional living areas separated by half walls to define the games room and lounge space. There is ample room for a large dining table adjacent to the kitchen, creating the perfect setting for entertaining and everyday family life.

The well appointed kitchen features stylish white cabinetry, stainless steel gas cooktop and rangehood, in wall waist height oven for convenience, double fridge recess, deep pantry and a shoppers' entrance from the double lock up garage. For added practicality, the garage also includes a built in attic for extra storage.

Comfort is assured year round with ducted evaporative cooling and gas bayonets for the cooler months.

Three additional bedrooms are all generously sized with built in robes, serviced by a beautifully renovated second bathroom featuring fresh white tiling, feature finishes and modern vanity with deep drawers and mirrored cabinetry.

The laundry has also been thoughtfully updated with a railway tile splashback, white cabinetry, wash drawers, shelving, linen storage and a convenient doggie door.

Outside, the home truly shines. A full length gabled patio creates an exceptional entertaining space, overlooking the landscaped backyard with lawn for the kids and pets to enjoy. The outlook is the standout feature enjoy uninterrupted views across the Lechenault ovals, river reserve and seasonal autumn colours that transform the landscape throughout the year.

Completing the package is a fully powered workshop with roller door access for drive in convenience and a PA door ideal for hobbies, storage or projects.

Out the front there is ample parking for family and guests.

Located in Kingston Estate, a welcoming community within walking distance to both primary and secondary schools, parks and local amenities, this home offers lifestyle, location and livability in one impressive package.

There is simply so much to love homes with this outlook and versatility are rarely offered. Don't miss your opportunity to secure this Kingston gem.

Please register in Propps: <https://prop.ps/l/ZufUrVi3Bpe0>
call ned to Register your interest 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 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.

MORE DETAILS

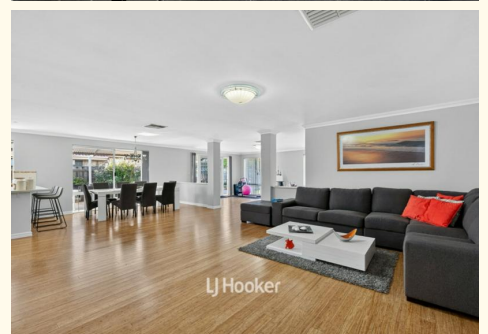
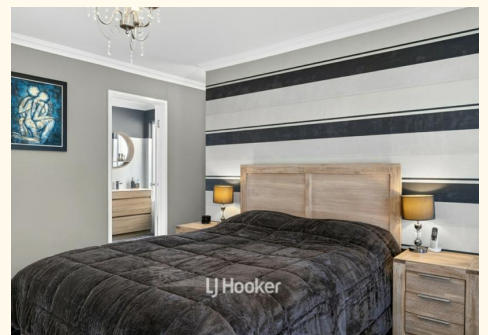
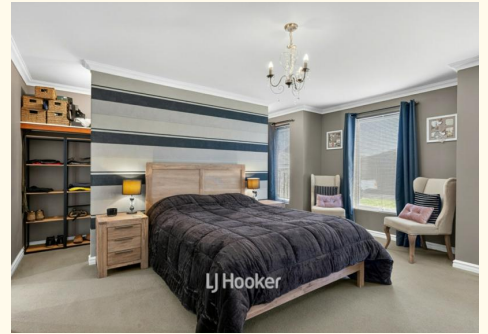
Property ID 1AEBHND
Property Type House
House Size 208 m2
Land Area 773 m2
Including Toilets (2)

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