

## Australind, 60 Lucy Victoria Avenue

### Stylish Riverside Retreat with Space to Entertain

Discover relaxed riverside living in this generously proportioned home, perfectly positioned on a level 800sqm block along the scenic banks of the Collie River. Enjoy picturesque views across the reserve to the water, complemented by a thoughtfully designed layout that includes a spacious theatre/lounge room and an open-plan kitchen, living, and dining area with expansive ceilings-creating a bright, welcoming hub for everyday living and entertaining.

Step outside to an expansive decked area overlooking the sparkling pool and surrounding landscape-an ideal space for outdoor dining and weekend gatherings. Additional features include a separate studio, loft retreat and theatre. With a blend of comfort, space, and a peaceful natural setting, this property offers a refined lifestyle in a truly special location.

#### FEATURES:

- Outlook over Reserve to River



**Disclaimer:** 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.

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**For Sale**  
From \$1,100,000

**View**  
By Appointment

**Contact**  
**James O'Neill**  
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james.oneill@ljhsouthwest.com.au

**Milan Kokir**  
0403 597 101  
milan.kokir@ljhsouthwest.com.au

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



- Large kitchen
- Theatre/Lounge room
- Loft
- Modern ensuite
- Split System air conditioning
- Separate studio
- Garden shed
- Pool with glass panel fencing
- Large decked patio overlooking pool and river
- Large storage area under the decking accessed from the river bank to store kayaks etc
- Solar Panels
- Paved courtyard large enough to store caravan or additional outdoor living area
- Approximately 350m to Clifton Park Primary School\*
- Approximately 1km to Bunbury Golf Club\*

Council Rates: \$2343.26\*

Water Rates: \$1,204.62\*

Approximate only \*

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 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 About this Property

Property ID	17WBHND
Property Type	House
Land Area	800 m2

### James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

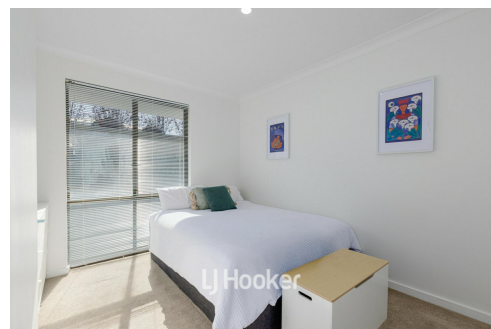
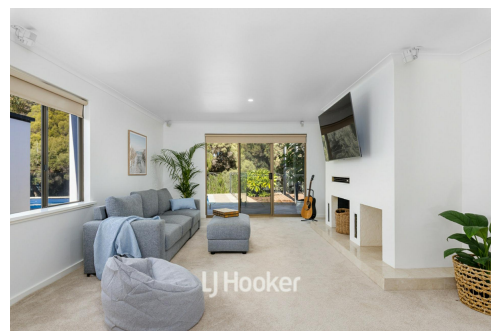
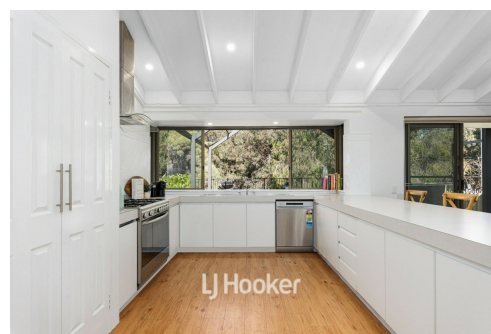
### Milan Kokir 0403 597 101

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230

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