





9 Carpenter Terrace, Australind

The Ultimate Lifestyle Property with Space, Comfort & Luxury!

Exterior & Street Appeal -
Cyclone-proof security door
Raised ceilings to front-facing porch
Elevated porch with step-up sitting area
Tiled roof
Fully reticulated bore water system to front and rear manicured gardens
Brand new acoustic fencing
Side access with paved additional parking (ideal for caravan/boat)
Double clothesline
Solar panels (2 systems)
Septic system

Garaging & Shed Area -
Oversized double garage (approx. 8m x 9m) with painted concrete flooring
Drive-through access from garage
Internal storeroom (approx. 2m x 4m) with built-in shelving
Large powered workshop/shed (approx. 8m x 7m)
Mezzanine loft (approx. 3m x 5m) with wood fire stove
2.5m height single roller door

4 2 2

FOR SALE
Make An Offer

VIEW
Sun 8th Nov @ 11:00AM - 11:30AM

AGENTS
Katie Ryan
0458 458 565
katie.ryan@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

Optional 3-phase power
Additional woodshed located behind main shed
Shade sail for extra coverage to rear

Outdoor Living & Entertaining -
Expansive wrap-around patio/verandah with dropped ceilings for sun protection
Paved outdoor areas with concrete and tiled finishes
Bali hut with cold water access
Below-ground swimming pool (approx. 9m x 4m) with plumbing for heating
Sunken outdoor entertaining area
Built-in stainless steel sink and cabinetry
Jarrah benchtops
Provision for outdoor shower and toilet
Outdoor patio area with power, ceiling fan, and timber decking
Pool pump and storage area
Vegetable garden located near pool

Interior —Ground Floor Living
Raised ceilings throughout main living areas
Sunken lounge with jarrah floorboards
Ducted heating and cooling throughout
Additional reverse cycle air conditioning units (upstairs & downstairs)
Wood fire heater with ducting
Tiled flooring through main traffic areas

Games Room -
Raised ceilings
Built-in shelving and storage
Timber-look flooring
Downlights
Double French doors
Separate family and lounge rooms with outdoor access

Kitchen & Dining -
Central kitchen overlooking dining area
Granite benchtops
Overhead cabinetry with glass feature finishes
Large fridge recess
Self-cleaning oven
Gas cooktop and double sink
Huge walk-in pantry
Dining area opens to covered courtyard for year-round use

Bedrooms & Bathrooms (Downstairs) -
4th bedroom with new plush carpet and built-in double robe with cabinetry
Bedroom 2 & 3 —generously sized (queen-sized), both with large built-in robes
Main bathroom with:
Spa bath
Corner shower
Heat lighting
Large vanity with ample storage
Separate guest toilet
Powder room with vanity
Double linen storage
Laundry with chute and walk-in storage
Water softener system installed
Upper Level Retreat -
Spiral staircase leading to upper level
Master bedroom with private parents' retreat
Large walk-in robe with double door entry
Ensuite with corner shower and large vanity
Separate powder area

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Laundry chute access from upper level
Additional upstairs retreat/office with downlights
Double linen storage upstairs

Additional Features -
Outdoor shutters to upper level
Ceiling fans
920mm benchtops throughout
Instant hot water system (external)
301m2 to the bottom floor of living and 105m2 on the top floor, in total 406m2 living space

Location Highlights -
Approx. 500m to local shops
Direct laneway access to nearby park
Elevated position capturing stunning views

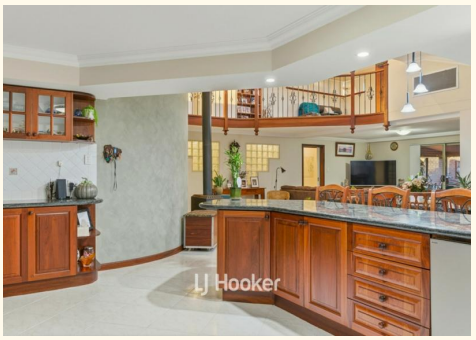
Contact Katie Ryan Today on 0458 458 565 to arrange a private viewing!

MORE DETAILS

Property ID	1AJSHND
Property Type	House
House Size	301 m2
Land Area	1012 m2
Including	Toilets (3)











Katie Ryan 0458 458 565
Sales Consultant â€“ Bunbury | katie.ryan@ljhsouthwest.com.au

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