



3/265 Old Coast Road, Australind

Location, Lifestyle & Low Maintenance Living by the Estuary

This well presented and set within a quiet 4 home complex, this very neat and tidy 3 bedroom, 1 bathroom home offers an enviable lifestyle directly opposite the Australind Estuary. Enjoy evening walks, cool coastal breezes and magical sunsets over the water, a location that truly delivers.

- * Please note this property is being sold in an 'AS IS' state: The buyer agrees to purchase the property in its current condition at the time of sale
The seller is not required to repair, fix, upgrade, or remedy any defects

Step inside to a welcoming tiled entry and formal front lounge, flowing seamlessly through to the open plan kitchen, dining and living area. Filled with natural light, this home has been designed for comfortable, easy living.

Property Features

- 3 generous bedrooms
- Master bedroom with walk-in robe and semi-ensuite

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.

3 1 2

FOR SALE

Offers Over \$629,000

AGENTS

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AGENCY

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Two queen sized minor bedrooms with double built in sliding robes
Well appointed bathroom with corner shower, separate bath, coastal style tiling and IXL Tastic for winter comfort
Spacious open plan living area with large split reverse cycle air-conditioning flowing through to the bedrooms
Additional split reverse cycle air-conditioning plus security screens in the master bedroom
Functional kitchen featuring gas cooktop, electric oven and ample bench and cupboard space
Shopper's entry from the single remote garage directly into the kitchen
Instantaneous hot water system

Outdoor Living

Gabled patio, perfect for entertaining family and friends
Established, low maintenance gardens
Small astro turf area ideal for pets
Extra parking bay beside the garage

Unbeatable Location

Positioned on the Estuary, enjoy sunset views every evening
Walking distance to Australind Shopping Centre
Opposite a medical centre
Close to walk paths, parks and everyday conveniences

This home perfectly suits downsizers, investors or those seeking a lock and leave coastal lifestyle in a premium position.

Location, location, location this one is truly magic.

Contact us today to arrange your viewing.

Please register in Propps <https://prop.ps//XBMo34CSc29Q>

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	19D5HND
Property Type	House
House Size	119 m2
Land Area	295 m2
Including	Air Conditioning Toilets (1) Built-in-Robes Secure Parking Fully Fenced

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