



4/243 Old Coast Road, Australind

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Location, Location, Location!

Perfectly positioned within easy walking distance of the Australind Shopping Centre and the stunning Leschenault Estuary, this beautifully maintained 3 bedroom, 2 bathroom unit offers the ideal combination of comfort, convenience and low maintenance living. Whether you're downsizing, investing or searching for your first home, this unexpectedly spacious residence is one you won't want to miss.

As one of the largest units in the complex, boasting a thoughtfully designed floor plan that creates a wonderful sense of space throughout, whilst its rear location offers a sense of seclusion and privacy. A remote controlled single lock up garage provides secure parking, complete with a shopper's entrance for easy access into the home and security doors and screens throughout provide added peace of mind.

The generous front lounge is flooded with natural light thanks to its large picture window, where you can relax and enjoy the spectacular colours of the estuary sunsets. A perfectly positioned reverse cycle split system air conditioner provides year round comfort throughout the home.

The spacious master bedroom is a peaceful retreat, featuring plush carpets, a ceiling fan, a spacious built in robe and semi-ensuite

FOR SALE

Offers Over \$669,000

VIEW

Sat 4th Jul @ 11:30AM - 12:30PM

AGENTS

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AGENCY

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access to the main bathroom. The bathroom includes a separate shower, bathtub and toilet, while a second toilet located in the laundry adds extra convenience for family and guests.

At the heart of the home is the generous open plan kitchen, living and dining area. The updated kitchen is well appointed with modern stainless steel appliances, including a gas cooktop, rangehood, oven and separate griller. The sink overlooks the attractive courtyard, while ample bench space and abundant cabinetry make meal preparation a pleasure for any home chef.

Both additional bedrooms are also generously sized, each featuring double built in robes and plenty of space to comfortably accommodate double bed in one and a queen bed in the other.

Solar panels to help reduce the everyday living costs

Step outside to discover a fantastic gabled patio, perfect for entertaining family and friends all year round. The paved courtyard offers an easy care outdoor lifestyle, complemented by a small, well kept garden where you can enjoy a little gardening without the upkeep of a large yard.

The common area with Gazebo is lovely for a afternoon tea with family or catching up with the neighbours.

Enjoy everything this outstanding location has to offer, with picturesque estuary walking trails, breathtaking sunsets, shopping, cafés and everyday amenities all just moments from your doorstep.

Property Features:

- Front unit in the complex
- 3 generous bedrooms
- Semi-ensuite bathroom plus second toilet
- Spacious front lounge
- Reverse cycle split system air conditioning
- Updated kitchen with stainless steel appliances
- Gas cooktop, oven, separate griller and rangehood
- Spacious built in robes to all bedrooms
- Security doors and screens throughout
- Single remote lock up garage with shopper's entrance to front door
- Private gabled entertaining patio
- Large, low maintenance paved courtyard with small garden
- Fantastic walk to everything location

Strata fees and property outgoings are available by registering with Propps:

<https://prop.ps//KIXkHOQJX1ra>

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 1AVFHND
Property Type House
House Size 119 m2
Land Area 253 m2
Including Toilets (2)

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