



33B Constellation Drive, Australind

Loft-Style Living with Convenient Location!

This impressive modern home offers two well-sized bedrooms and two bathrooms, perfectly positioned in the sought-after Treendale estate in Australind.

The ground floor features industrial polished concrete flooring complemented by high loft ceilings, creating a striking sense of openness and contemporary appeal. The industrial style kitchen is finished with stone benchtops and flows seamlessly into the open-plan living and dining area, complete with reverse-cycle air conditioning.

A stylish open tread staircase leads to the upstairs master retreat, showcasing a good -size walk-in robe, exposed feature beams, and elegant LED lighting, creating a true private sanctuary.

The second bedroom is conveniently located on the ground floor, along with minor bathroom and laundry, offering flexibility for guests, housemates, or low-maintenance living.

Ideally located within walking distance to Treendale Shopping Centre, parks, Treendale Farm Hotel, Bunnings, medical centre, and

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FOR SALE
Offers Over \$679,000

VIEW
Sun 24th May @ 10:00AM - 10:30AM

AGENTS
Tanya Grooby
0450 143 140
tanya.grooby@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**

pharmacy- this property delivers modern living with everyday convenience right at your doorstep!

Features to this property include:

- Two bedrooms, two bathrooms
- Ground floor guest bedroom with nearby bathroom
- Master retreat with walk-in robe and ensuite
- Industrial polished concrete floors to ground floor
- Loft-style home with ultra high ceilings
- Functional kitchen with an industrial style finish
- Reverse-cycle air conditioning to the living area, Master and minor bedrooms
- Stylish open tread staircase
- Two car semi-enclosed carport with remote garage door
- Prime location with direct access to the Treendale shops, walking distance to the Treendale Farm, local school, parks and amenities
- Potential rent per week of \$600 - \$620 per week
- Year build: 2016

Such a fantastic opportunity! Do not delay in a viewing - it will not last long!

Contact Tanya Grooby on 0450 143 140 to arrange your private inspection today!

Land rates: approx. \$2,443.57

Water rates: approx. \$1,152.36

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

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|---------------|-----------|
| Property ID | 1AD8HND |
| Property Type | Townhouse |
| Land Area | 264 m2 |

Tanya Grooby 0450 143 140

Sales Consultant â€” Bunbury | tanya.grooby@ljhsouthwest.com.au

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