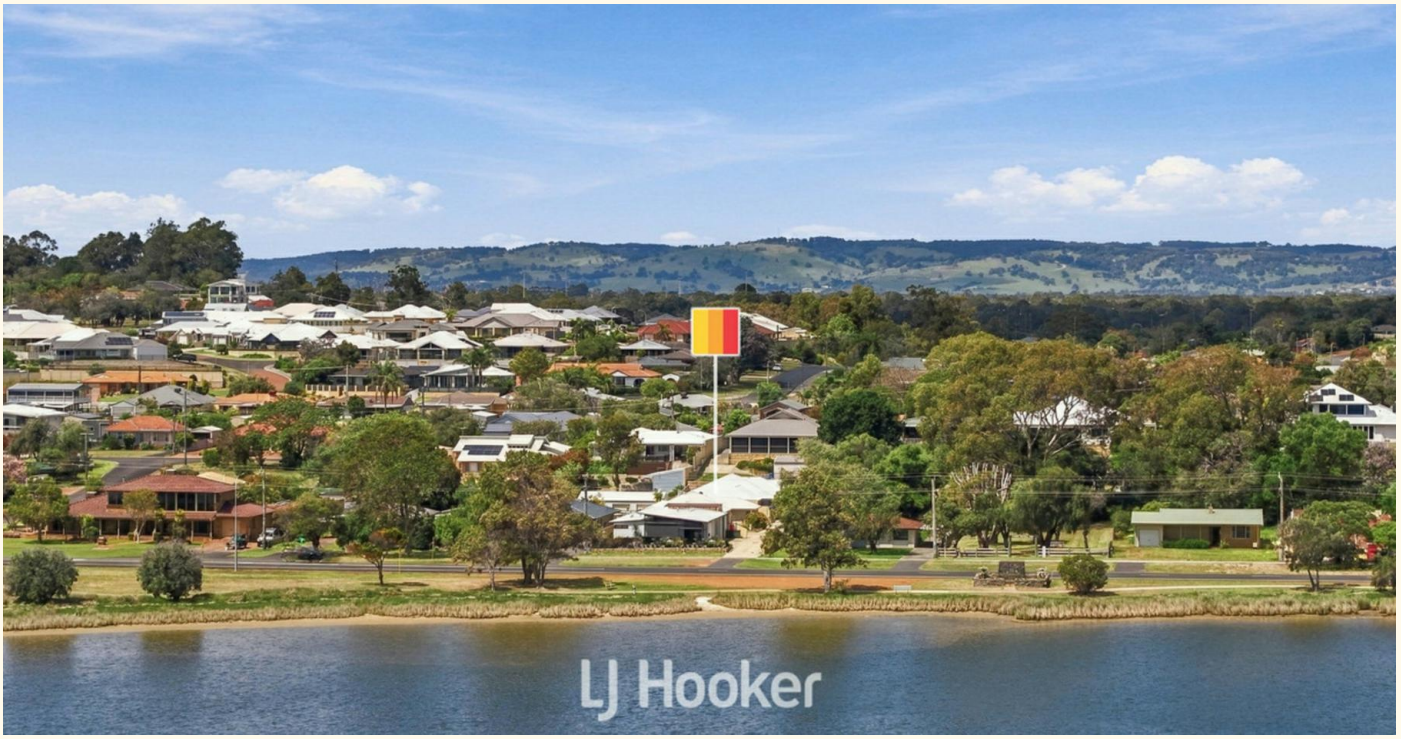








2/373 Old Coast Road, Australind

Estuary Views on Your Doorstep!

Welcome to 2/373 Old Coast Road, Australind - where comfortable living meets a fantastic lifestyle location, with magnificent Leschenault Estuary views right on your doorstep!

Built in 2014 and set on a generous 373m² block, this well-appointed three-bedroom, two-bathroom home offers a wonderful opportunity for those seeking a relaxed lifestyle with convenience at their fingertips.

Step inside and discover a spacious open-plan kitchen, living and dining area, creating the perfect space for everyday living and entertaining. The well-designed kitchen offers plenty of cupboard and bench space, while ducted reverse-cycle air conditioning ensures year-round comfort.

Property features include:
- Three generously sized bedrooms and two bathrooms
- Master bedroom with sliding built-in robes and private ensuite
- Ensuite complete with shower and bath
- Well-sized minor bedrooms and main bathroom
- Open-plan kitchen, living and dining area
- Kitchen with ample cupboard and bench space

3 2 3

FOR SALE
From $749,000

VIEW
Sat 21st Nov @ 2:00PM - 2:30PM

AGENTS

James O'Neill
0451 309 029
james.oneill@ljhsouthwest.com.au

Milan Kokir
0403 597 101
milan.kokir@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

- Ducted reverse-cycle air conditioning throughout
- Ceiling fans in the master bedroom
- Larger than average, double garage with shared driveway access
- Additional high caravan storage bay with double-sized access gates
" Outdoor patio with café blinds for year-round comfort
- Additional outdoor gazebo, perfect for entertaining
" Magnificent Leschenault Estuary views
" Built in 2014 on a 373m² block

Parking and storage are well catered for, with the larger than average double garage and additional caravan storage bay providing excellent space for a caravan, boat or other recreational vehicles.

Conveniently located close to local schools, shopping centres and parks, and just moments from the Leschenault Estuary and Australind foreshore, this home offers a fantastic combination of lifestyle, comfort and convenience.

Whether you're a first-home buyer, downsizer, investor or simply looking for a home in a desirable lifestyle location, this property is well worth your inspection.

Council Rates: $2,597.34*
Water Rates: $1,244.04*
Strata Fees —Annual insurance fee for the common property $164.50 *

- 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!

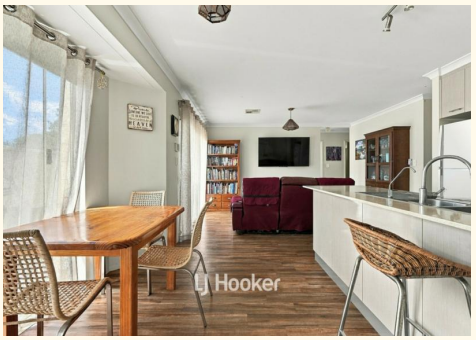
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

MORE DETAILS

Property ID	1BMEHND
Property Type	Unit
Land Area	373 m2
Including	Ensuite
	Toilets (2)











James O'Neill 0451 309 029
Licensed Real Estate Agent | james.oneill@ljhsouthwest.com.au
Milan Kokir 0403 597 101
Sales Consultant â€“ Bunbury | milan.kokir@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

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.