







5/10 Mardo Avenue, Australind

Easy-Care Living in the Heart of Australind

Positioned within the peaceful and well-maintained Estuary Villas community, this inviting over-55s villa at 5/10 Mardo Avenue offers a comfortable, low-maintenance lifestyle in a location that makes everyday living easy. Whether you're ready to downsize, planning for retirement or simply looking for a more manageable home, this well cared for two bedroom home is well worth your consideration.

Built in 1994, the home offers a practical floorplan with open-plan living and dining, creating a welcoming space to relax and unwind. A split system air conditioner adds comfort throughout the seasons, while the separate laundry and toilet provide everyday convenience. Outside, a private, easy care courtyard with a brick garden shed offers a little outdoor space without the upkeep of a large garden.

Property Features:
- Two bedrooms
- Spacious bathroom with shower
- Separate toilet and laundry
- Open-plan living and dining area
- Kitchen with ample storage, oven, gas cooktop and microwave recess

2 1 1

FOR SALE
Offers Over $579,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

- Split system air conditioner to living
- Ceiling fans to main bedroom and living room
- Private, low-maintenance courtyard
- Brick garden shed
- Single lock-up garage
- Located within the over 55s Estuary Villas community

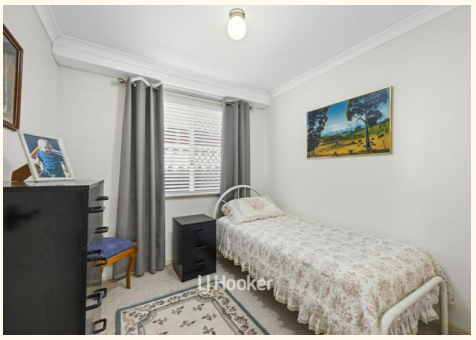
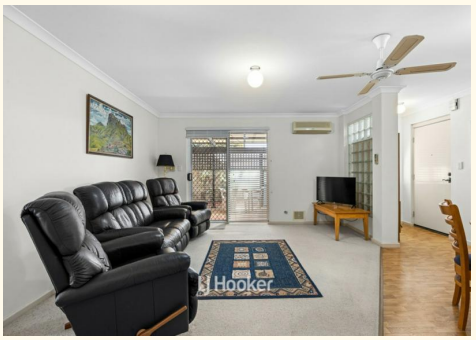
One of the standout features is the convenient location. The Village Australind Shopping Centre, Aldi, chemist, cafés, medical services and public transport are all within easy walking distance. The Australind Senior Citizens Centre sits right next door, offering opportunities to connect with the community through social activities and gatherings, while the nearby Leschenault Estuary foreshore provides a lovely setting to enjoy the outdoors.

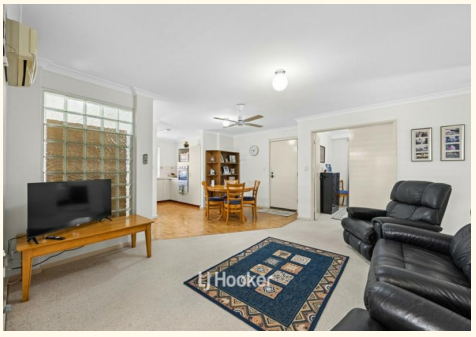
Combining a practical layout, easy-care surroundings and a location close to everyday essentials, this home presents an appealing opportunity to enjoy a more relaxed lifestyle within an established community.

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	1BKBHND
Property Type	Unit
Land Area	168 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes
	Secure Parking



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