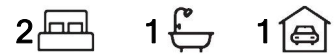


Australind, 6/10 Mardo Avenue

Over 55's Living at Estuary Villas



For Sale
Offers From \$459,000

View
By Appointment

Contact
Rebecca Maskell
0437 085 992
rebecca.maskell@ljhsouthwest.com.au

Welcome to this charming over-55s unit, perfectly positioned in the peaceful Estuary Villas community. Offering the ideal blend of lifestyle, location, and low-maintenance living, this delightful two-bedroom villa presents an incredible opportunity to downsize or invest in your future retirement.

Nestled in the heart of Australind, just steps from the Village Shopping Centre, Aldi, chemist, cafes, doctors, and public transport, everything you need is truly at your doorstep. The Australind Senior Citizens Centre is conveniently located next door to the property, offering a vibrant hub of social activities like bingo, dancing, and more.

Built in 1994, this cosy and well-maintained villa features a thoughtful layout and a welcoming atmosphere you'll love coming home to.

Features include:



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Disclaimer: 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.

- Two generously sized bedrooms
- Spacious bathroom with walk-in shower and bath
- Separate toilet and laundry for added practicality
- Open-plan living and dining with reverse cycle air conditioning
- Private, low-maintenance backyard with brick garden shed
- Single lock-up garage for secure parking
- Secure and quiet complex with a strong community feel
- Walking distance to shops, medical services, public transport, and social clubs

Whether you're ready to downsize or planning for retirement, this villa ticks all the right boxes. Opportunities in this sought-after complex are rare —don't miss your chance to secure easy living in vibrant Australind. Contact us today!

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 About this Property

Property ID	1898HND
Property Type	Villa
Land Area	176 m2

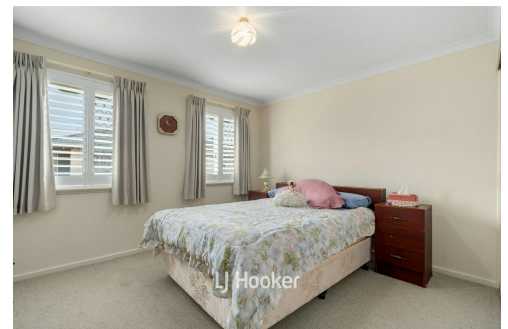
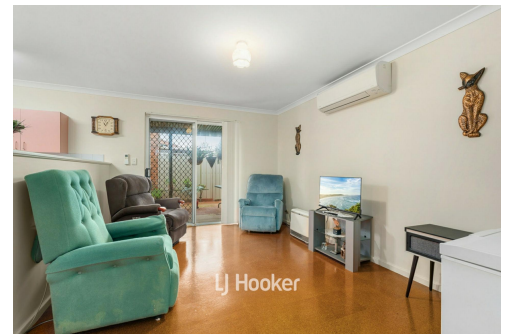
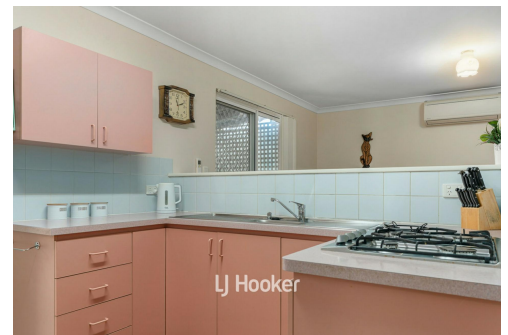
Rebecca Maskell 0437 085 992

Sales Consultant | rebecca.maskell@ljhsouthwest.com.au

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130 Victoria Street, BUNBURY WA 6230

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<p>REBECCA MASKELL 0419 971 888</p> 	<p>6/10 MARDO AVENUE</p> <p>  2 BED  1 BATH  2 CAR </p> <p>TOTAL: 120 m2</p>	<p><small>THIS FLOOR PLAN HAS BEEN PREPARED BY EVENTUALLY CREATIVE. WHILE ALL MEASUREMENTS ARE CONSIDERED RELIABLE, THEY ARE NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. THIS FLOOR PLAN IS COPYRIGHT PROTECTED AND CANNOT BE REPRODUCED, MODIFIED, OR USED WITHOUT THE PERMISSION OF EVENTUALLY CREATIVE.</small></p>  EVENTUALLY CREATIVE
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