

**161 Lucy Victoria Avenue, Australind, WA 6233**

*Elders*

**House For Sale**

Thursday, 4 April 2024

161 Lucy Victoria Avenue, Australind, WA 6233

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 858 m2**

**Type: House**



Anthony Skip Schirripa  
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## Offers Over \$449,000

Add your finishing touches for a perfect entry market home, or addition to your investment portfolio with the current shortage of rentals in the market. This is solid 3 x 1 brick and tile home in popular Clifton Park on a large 858 m2 block with side access to a large powered shed and a large patio for entertaining as well as an indoor/outdoor games room with pot belly wood heater. Plenty of potential with this property. Don't delay! Close to shops, golf course and Collie River. Live the serene Clifton Park lifestyle now at an affordable price. PROPERTY FEATURES:- 3 bedrooms x 1 bathroom brick home- Single carport and extra parking areas- Functional kitchen with overhead cupboards, gas cooktop- Separate dining room- Good size lounge room with wood heater + split air/con- Easy maintenance flooring in the living areas- Good sized bedrooms- Semi enclosed entertaining area- Low maintenance paved area at the rear- Terraced back yard- Powered workshop + lean to with separate fuse box- Side drive through access to rear- Ample parking at the front of the property- Large back yard, established trees- Connected to sewerage- Natural gas- Zoned R15/30/50- Block size 858m2- Built 1979- Water rates: \$1120pa \*- Shire rates: \$2360pa \*Buyers Note: All measurements/dollar amounts are approximate only and generally marked with an \* (Asterix) for reference. Boundaries marked on images are a guideline and are for visual purposes only. Buyers should complete their own due diligence, including a visual inspection before entering into an offer and should not rely on the photos or text in this advertising in making a purchasing decision