

**27 Wildflower Way, Australind, WA 6233**

**House For Sale**

Thursday, 15 February 2024



27 Wildflower Way, Australind, WA 6233

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4025 m2**

**Type: House**



Tim Cooper  
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## Offers Invited

Price Guide - Will suit buyers in the vicinity of \$2 million

Welcome to this residence where every detail harmonizes to create an unparalleled living experience. Nestled in a tranquil neighborhood on a huge 4,025 sqm block, this stunning home presents an irresistible blend of luxury and functionality. Boasting four queen sized bedrooms alongside a study and multiple living spaces including a theatre and games room, there is enough space for the whole family and guests to enjoy. Outside, discover the epitome of outdoor living with two meticulously designed spaces, perfect for alfresco dining or hosting guests. Delight in the allure of the mineral lap pool, providing the perfect oasis for leisure and exercise. Surrounding the residence, immaculate lawns provide a lush backdrop with spectacular views of the estuary through the bushland and a powered workshop stands ready for creative pursuits and hobbies. Elevate your lifestyle amidst the splendour of this exceptional residence. For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**FEATURES YOU'LL LOVE**

Open kitchen, dining, and living area with wood fireplace and cathedral ceiling  
Well-appointed kitchen with Caesarstone bench tops  
Marri flooring throughout  
Jarrah lined eaves  
Four queen sized rooms plus study  
Spacious master bedroom with ensuite with spa bath and sliding door access to yard  
Separate theatre with projector screen and speakers  
Games room  
Two outdoor living spaces  
15x2.5m mineral lap pool with new pool liner  
Wine cellar/storage room  
12x10m powered workshop and double garage  
Ducted reverse cycle air conditioning  
Ducted vacuum  
Retic from the bore  
Established fruit trees  
Filtered scheme water  
2006 built Princi home

**LOCATION FEATURES**

Parkfield Primary School – approx. 6 minute drive  
The Village Australind – approx. 7 minute drive  
Leschenault Leisure Centre – approx. 9 minute drive  
Treendale Shopping Centre – approx. 10 minute drive

**Built:** 2006  
**Land size:** 4,025m<sup>2</sup>  
**Land rates:** \$2692.96 approx. P/YR  
**Water rates:** \$275.72 approx. P/YR  
**Zoned:** Special Residential