

# 4 Duignan Place, Australind, WA 6233

## House For Sale

Thursday, 11 January 2024



4 Duignan Place, Australind, WA 6233

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 847 m2

Type: House



Tim Cooper  
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**From \$470,000**

Nestled in the sought-after Clifton Park area, this charming four bedroom, two bathroom brick and tile house awaits its next owner. Suited to a range of buyers including those looking to purchase their first home, growing families, or investors looking to expand their investment portfolio. Situated on a generous 847sqm, the property offers ample space for comfortable living. Boasting two separate living areas, there is enough room for the whole family to enjoy. With side access to a brick workshop, this residence caters to those with a penchant for hobbies or additional storage needs. For more information or to arrange a private viewing contact exclusive selling agent Tim Cooper today.

**FEATURES YOU'LL LOVE-** Front living room- Open plan kitchen and dining area- Second living area with wood fireplace- High ceilings with exposed beams adding character and charm- Master bedroom with air-conditioning, built-in robes and renovated ensuite- Two secondary bedrooms with built in robes plus fourth bedroom- Main bathroom with shower and separate bath- Side access to brick workshop- Great size backyard with paved patio area, and lawn

**LOCATION**

**FEATURES-** Walking distance to the Collie River- Clifton Park Primary School - 1.1km- Bunbury Golf Club - 1.4km- Australind Village Shopping - 4.6km- Eaton Fair Shopping Centre - 4.9km

**Built:** 1980 **Land size:** 847sqm **Land rates:** \$2,052.12 approx. P/YR **Water & sewerage rates:** \$1,129.59 approx. P/YR **Zoned:** R15/30/50