

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

ACTON

**belle**  
PROPERTY

## House For Sale

Thursday, 11 April 2024

54 Lucy Victoria Avenue, Australind, WA 6233

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 808 m<sup>2</sup>**

**Type: House**



Mandi Willcocks  
0439882747

## Express sale

Express sale all offers presented by 10th May 2024 unless sold prior. This architect designed, tri-level Executive residence located on the banks of the Collie River in Clifton Park, Australind is awaiting new owners. Lovingly designed by the original owners as a family home, it provides functionality, space, privacy and convenience. With a commanding street frontage, this home sets itself apart. Much thought and consideration has been given to the layout of the home. From the entry hall to the spacious front room with fireplace able to accommodate ample furniture and family/guests. The lovely master suite offers Jarrah floorboards, mirrored BIR's, courtyard access, feature stained glass panel plus an enormous ensuite with dado tiling, claw foot bath and feature wooden vanity. Down to the lower level and the hub of the home with a huge air-conditioned meals area and family room flooded with natural light from the floor to ceiling windows and sliding doors with beautiful views across the garden to the Collie River plus a big study/office with good sized windows. A feature tile fire in the corner of the living area will heat the home in winter. The large kitchen is a cook's dream with plenty of cupboards, bench space, dishwasher, wall oven and gas cooktop. A passageway offers access to the under stair storage plus two double linen presses. The functional laundry offers a separate WC, built in cupboards and a sliding door to the rear of the home. The air-conditioned top floor offers 3 minor bedrooms and all offer double BIR's. An activity room/lounge has double sliding doors leading to the upstairs balcony with impressive views of the river. The second bathroom with shower and separate WC services these bedrooms. Enjoy the entertaining area outside with views of the river and plenty of bird life. Put a kayak in the Collie River and explore. Catch some crabs or fish and cook them up! Take a leisurely stroll or bike ride along the river. The Bunbury Golf Club is just down the road plus Clifton Park Primary School and the Australind Tavern. Freshly painted in neutral tones and surrounded by established trees and gardens, this is an amazing opportunity to purchase your very own riverside residence. This prominent home is awaiting new owners to create special and happy memories living there.