

# 116 Lucy Victoria Avenue, Australind, WA 6233



## House For Sale

Sunday, 23 June 2024

116 Lucy Victoria Avenue, Australind, WA 6233

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 819 m2

Type: House



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## Offers Over \$779,000

Welcome to 116 Lucy Victoria Avenue, a beautifully designed home, with a classic bull nosed verandah elevation, located a short walk to the Collie River's edge, on a desirable street within Clifton Park. Positioned on a generous 819sqm block, from entrance, you will be immediately impressed with the quality and extra features that provides this lovely home, that special aesthetic vibe. The entrance door with leadlight panels welcomes you into wide hallway which showcase a pendant light within an intricate ceiling rose, detailed cornicing and colonial skirting boards, elegant features that continue throughout the home. French doors take you into a large living area that is light and open, adorned with crisp white plantation blinds, two ceiling roses, dado railing and modern flooring. The functional kitchen with plenty of storage, overhead cupboards, island bench, dishwasher, is located at the rear of the home and overlooks the living and outdoors. The spacious master-room has plantation blinds and a luxurious ensuite with large shower and corner spa. Minor bedrooms are spacious with built in robes and quality roman blinds. The main bathroom and laundry are both spacious with extra bench space and overhead cupboards in the laundry. Outdoors feature a large gabled alfresco, entertainers pool that divides two lawn areas and large workshop. Drive through access to the rear complete this dream home that offers something special for the whole family, in a wonderful lifestyle location. Features you will love: 4 large bedrooms, 2 pristine bathrooms (spa in the ensuite) Beautiful street appeal with rustic brick and bullnosed verandah Separate parents wing with relaxing views across the pool Vast lounge and formal dining area Spacious open plan kitchen with overhead cupboards Generous minor bedrooms with built in robes Master suite with luxurious ensuite with spa Large laundry with overhead storage Ducted reverse cycle air conditioning Wood fire in the living room 31 course high ceilings throughout Ceiling roses, feature cornice and high skirtings TV points to the master-bedroom, lounge & family area Rear access through garage, room for a boat or camper van Gabled roof paved alfresco Large below-ground pool Manicured gardens with front hedging Solar panels Large workshop Modern colourbond fencing in excellent condition Built: 1995 \*Land size: 819m2 \*Land rates: \$2650 pa \*Water rates: \$1303 pa \*Located in ideal Clifton Park bordered by the World class Bunbury Golf Course and tranquil Collie River.