



## 173 Lucy Victoria Avenue, AUSTRALIND, WA 6233

Guiding mid \$600,000's

Clifton Park, as the locals know it, is one of those suburbs everybody wants to live in!

Bordered on one side by the Collie River that wraps around, giving you the chance to go boating, fishing, walking, swimming, whatever you like. Then, on the opposite side, the Bunbury Golf Club; I hear it's one of the best.

173 Lucy Victoria Avenue is a fabulous family home, consisting of five bedrooms, two bathrooms, and a fully enclosed yard, resting on a 825 m<sup>2</sup>\* block.

Internally, it has just been treated to a fresh coat of paint throughout, with a new instant gas hot water system installed, all ready for its new owners.

From the large front veranda, walking through your front security screen and into the lounge room, it's a big, spacious room overlooking the front yard. Then through to the open plan family meals that is overlooked by the kitchen. And where do we spend most of our time? The kitchen and laundry, so it's perfect that the laundry is just behind the kitchen as well, giving easy access and the ability to throw a load of washing on during the night without waking up the kids.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** Auction

**INTERNET ID:** 300P181438

### AUCTION DETAILS

6:00pm, Monday August 25th, 2025

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

The master bedroom rests at the rear of the home, with built-in robes and its own ensuite. While the children's bedrooms are toward the front of the home, and have easy access to the master bathroom.

The property has been an ideal rental for several years now, but here's your chance. Just a few hundred metres away is Clifton Park Primary School, which offers a sense of community and belonging!

This property will not last long, as the owners have priced it right, to be affordable and allowing someone to come along and put their own touches.

Call Exclusive Agent and Auctioneer Roslyn Ierace today on 0407529, or be at this week's home open.

- 1991 built brick tile home
- 825 m<sup>2</sup>\* block
- 5 bedroom, 2 bathroom
- Separate lounge room
- Open plan family meals
- Easy access to the laundry from the kitchen
- Single carport under main roof
- Reverse cycle air conditioning
- Full length front veranda
- Just one straight away from the Collie River

Shire rates \$2,269.55\*

Water rates \$1,218.67\*

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This property is for sale by Openn Negotiation (Online auction with flexible conditions)

The auction has commenced, and the property could sell as early as tomorrow.

Contact Exclusive Agent Roslyn Ierace immediately to become qualified or you could miss out!

(The sellers reserve the right to sell prior) Register to watch the auction at [openn.com.au](http://openn.com.au)

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.

- Bedrooms: 5
- Bathrooms: 2
- Car Parks: 1











