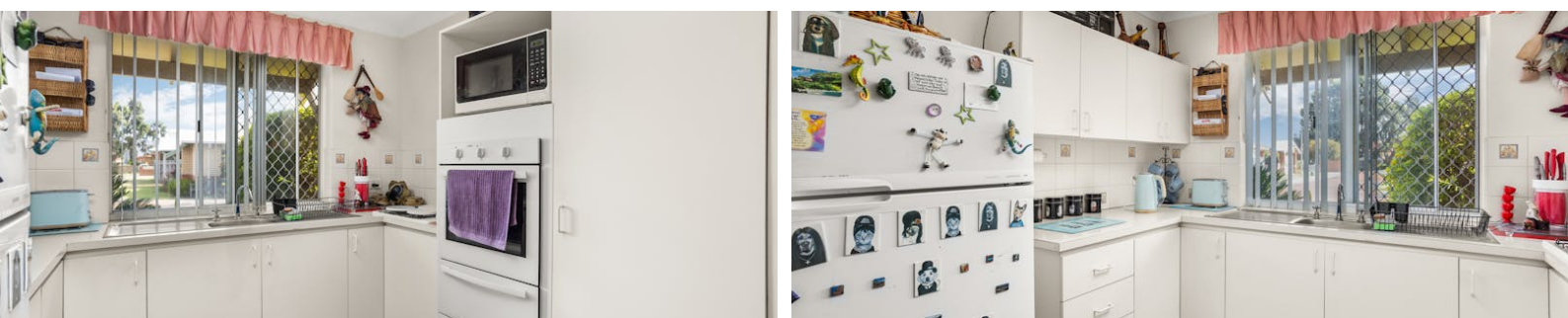




5/10 Mardo Avenue, AUSTRALIND, WA 6233

Over-55s Living in Prime Australind Location

Welcome to this inviting over-55s villa, perfectly positioned within the peaceful and well-maintained Estuary Villas community. Offering an ideal balance of lifestyle, location, and low-maintenance comfort, this lovely two-bedroom home presents a fantastic opportunity to downsize or plan ahead for your retirement years.

Set right in the heart of Australind, you'll enjoy unbeatable convenience with the Village Shopping Centre, Aldi, chemist, caf  s, doctors, and public transport all just a short walk away. The Australind Senior Citizens Centre is located right next door, providing a lively hub of social activities including bingo, dancing, and community gatherings.

Built in 1994, the villa has been well cared for and offers a practical floorplan with a warm, welcoming feel from the moment you step inside.

Property Highlights:

Two bedrooms

TYPE: For Sale

INTERNET ID: 300P188759

SALE DETAILS

From \$520,000

CONTACT DETAILS

Bunbury
11 Stirling Street
Bunbury, WA

Tom Kitchen
0411 947 284

Spacious bathroom with shower

Separate toilet and laundry for everyday practicality

Open plan living and dining area with air conditioning

Private, easy-care courtyard with a brick garden shed

Single lock-up garage for secure parking

Quiet, secure complex with a strong sense of community

Walking distance to shops, medical services, caf  s, public transport, and social clubs as well as Leschenault Estuary foreshore.

Whether you're ready to embrace a more relaxed lifestyle or looking for a secure place to enjoy your retirement, this villa is an excellent choice. Opportunities in this popular complex don't come up often - act quickly to secure low-maintenance living in the heart of vibrant Australind.

Built approx. 1994*

Strata Fees \$1,937.45 per annum* (paid in four installments for year 01/06/2025 - 31/05/2026)

Don't miss your chance - contact Tom Kitchen from Elders Real Estate Southwest today to arrange your private viewing.

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.

Other features: Close to Shops, Close to Transport

- Land Area 168.00 square metres
- Building Area: 95.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Single garage





