



## 3 Pelican Place, AUSTRALIND, WA 6233

Amazing location – Estuary views!

This stunning, low maintenance 4 bedroom, 2 bathroom home is sure to impress!

Especially with side access to the huge 6x6m\* shed, undercover parking for your boat or caravan, and then a huge alfresco area that wraps from the rear of the home to the front, giving you views of the estuary!

This convenient location, tucked up behind the Australind Shopping Centre, gives easy access to the Senior Citizens Centre, doctors, schools, and everything you need.

A separate lounge lies at the front of the home, with the master bedroom opposite, of course, with the must have ensuite.

Through to the rear open plan living, overlooked by the updated kitchen in crisp, clean white, offering more than ample bench space, wall oven, gas hot plate, pantry, and the fridge recess is perfect as it will hold any size fridge!

Then at the rear, 3 more bedrooms with a robe recess, and easy access to the master bathroom.

**TYPE:** Auction

**INTERNET ID:** 300P190822

### AUCTION DETAILS

6:00pm, Sunday February 2nd, 2025

### CONTACT DETAILS

**Bunbury**  
11 Stirling Street  
Bunbury, WA

**Roslyn Ierace**  
0407 529 398

But the best part is the huge outdoor entertaining area, all under cover, and wraps from the rear to the side of the home, while the second driveway provides access to the shed, and caravan parking is on a lower level.

Make sure you are at the first home open; it is going to be popular! Call Exclusive Agent and Auctioneer Roslyn Ierace today 0407 529 398

- 1988 Built
- 4 Bedroom, 2 bathroom
- Elevated 720m2\* block
- Artificial turf to the front
- Extra parking spaces
- Drive through side access
- 6x6m\* workshop
- Under cover parking for caravan or boat
- Solar panels
- Ducted evaporative air con
- Open plan living
- Separate lounge
- Wood fire and ceiling fans
- Security doors
- Electric roller shutters to the front

Water rates: \$1,204.37\*

Shire Rates: \$2,479.85\*

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.

Other features: Area Views, Carpeted, Close to Schools, Close to Shops, Close to Transport, Openable Windows

- Land Area 720.00 square metres
- Building Area: 114.00 square metres

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.

- Bedrooms: 4
- Bathrooms: 2
- Double garage
- 3 car carport











