

Under Contract



10 Wickham Way, Australind



## FAMILY HOME IN THE HEART OF CLIFTON PARK

Nestled in a peaceful pocket of Clifton Park, this spacious four-bedroom, two-bathroom home offers exceptional room to move, warm character and a relaxed family feel.

Designed for both everyday comfort and effortless entertaining, the home features multiple living zones including a light-filled main lounge with skylights, a sunken family room, and a flexible bar/study nook with direct access to the outdoor patio.

Three bedrooms sit to the front of the home a king, queen and double in size, while the fourth bedroom to the side provides excellent separation for guests, teens or a home-based business. With easy access points and versatile interior spaces, the layout offers great potential for those needing a work-from-home setup.

4 2 2 825 m<sup>2</sup>

**Price** Under Contract - Offers over \$749,000

**Property Type** Residential

**Property ID** 1415

**Land Area** 825 m<sup>2</sup>

### AGENT DETAILS

Matilda Downard - 0429960431

Celestine Pfuhl - 0435 824 123

### OFFICE DETAILS

Umbrella Realty

1/98 Stirling Street East Bunbury

WA 6230 Australia

(08) 9779 9990

Additional highlights include the main suite with its own dressing/powder area, an updated kitchen overlooking the spacious sunken living zone, a second bathroom/laundry to the rear, and abundant built-in storage throughout.



Step outside to your own garden retreat. Established tropical greenery wraps around an expansive patio, creating a private, tranquil setting for year-round enjoyment. A rock feature pond offers the opportunity to be restored as a beautiful waterfall element, and three garden sheds provide plenty of practical storage.

All of this is positioned just moments from Clifton Park Primary School, the Bunbury Golf Club and scenic riverside pathways—offering a convenient, community-focused lifestyle in one of Australind's most sought-after pockets.

### Property Features

- Spacious 4-bedroom, 2-bathroom home
- Huge **231m<sup>2</sup>** of internal living
- **825m<sup>2</sup>** block with lush, established tropical gardens
- Same caring owners for 35 years – beautifully maintained and full of future potential
- Multiple living areas including large family room with skylights and additional spacious living room at the entrance
- Unique but Flexible bar/study/office space
- Split-system air conditioning plus wood fire to huge main living area
- Natural gas instantaneous hot water
- Rock feature pond (potential to restore as water feature)
- Rainwater tank (not currently connected)
- Single garage enclosed currently used as a storeroom/ gym
- Ample space for parking and future carports/garages
- Manual bore and manual reticulation to front and rear gardens

For further details, contact exclusive selling agents Celestine Pfuhl on 0435 824 123 or Matilda Downard on 0429 960 431.

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