

Under Contract

## 6 Williams Way, Australind



**AUCTION!! AUCTION!! AUCTION!!**

PLEASE NOTE:

We have **NO** price range to give, its dependent on how much interest there is on the day.

**IF** a reserve is set it will **NOT** be disclosed.

Please dont send enquiries in regards to price.

About the home:

The large kitchen boasts an island bench, wall oven, corner pantry, and shoppers entrance for convenience. The home includes two split system air conditioners, a solar system, a large laundry with a linen press and separate toilet, and a double garage with drive-through access plus side access for a boat, trailer, or caravan.

This beautifully designed 3-bedroom, 2-bathroom home offers space, comfort, and practicality in an ideal location. The master suite features a walk-in robe, while the minor bedrooms include built-in robes. A formal lounge and dining area provide separate living spaces, complementing the open-plan common area.

Outside, enjoy reticulated gardens, a spacious patio with blinds, and a separate courtyard/sunroom. A an approximate 6x3m powered shed with a concrete floor provides extra storage.

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<b>Price</b>	AUCTION
<b>Property Type</b>	Residential
<b>Property ID</b>	1741
<b>Land Area</b>	802 m2

### Agent Details

Tony Maddox - 08 9574 2917  
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### Office Details

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Australia  
08 9574 2917



Located in a prime spot, this home is within walking distance to a primary school, Kalgalup Regional Park along the river, and a bus stop at the end of the street. The Australind Tavern and caravan park are also nearby, making this a fantastic lifestyle opportunity.

Bonus: Furniture in the photos and shed is included!

This property is being Auctioned on behalf of the Shire of Harvey for Non-Payment of Shire rates.

#### **AUCTION PROCEDURE**

**The Auction will be held ON SITE at 12pm Sharp on the 8th of March 2025**

Doors will be open from 10.30am to view the home and register to bid.

**There will be a HOME OPEN to view the property FRIDAY the 7th from 3pm-4pm.**

You will need your Drivers License to register. If you are the successful buyer on the day - You will need to pay a 10% deposit at time of signing contract.

You can not be subject to finance or any other condition. You must have the cash ready to settle in 4 weeks.

You will need to know which settlement agent you would like to use.

Disclaimer: every precaution has been taken to establish the accuracy of this information. The details should not be taken as a representation in any respect on the part of the Seller or its agent. Interested parties should contact the nominated person or office for full and current details.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.