

# 8/3 Blackwood Avenue, Augusta, WA 6290



## Townhouse For Sale

Tuesday, 3 December 2024

8/3 Blackwood Avenue, Augusta, WA 6290

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 260 m2**

**Type: Townhouse**



Stacey Veitch

## Offers over \$830,000

Hidden away at the end of the manicured Leeuwin Lane is this beautiful unit. With a private and dedicated walkway for the residents, you are only a few paces away from the spectacular Hardy Inlet boardwalk and Blackwood River. Talk about Location! The unit has been meticulously looked after. So just walk in and enjoy. Downstairs is the master bedroom, complete with new carpet, built in robes and ensuite. Also on the main floor are the living, dining room and kitchen areas, all looking onto the private courtyards that surround. Louvred windows in the living area make for a fresh flowing breeze in the summer months. A tile fireplace plus reverse cycle air conditioning are both installed so that you can choose which you would prefer, snuggling up to a warm fire on a wintery night, or just enough warmth to take off the chill of an evening. Keep walking through the lower floor and you will discover the laundry and a second bathroom for guests. Then through to the ample study/storeroom. Off of this room is the entrance to the garage, which has been transformed into a very comfortable sleepout. Perfect for extra guests! Upstairs are two additional guest rooms, plus a cosy and light second lounge / sitting area. All newly carpeted as well. High cathedral timbered ceilings make for a bright and spacious area. Outside, the very private courtyard is easy care, complete with a small garden shed, undercover clothes line and some established pots and raised garden beds. Highly sought after, easy care unit in a pristine location - It doesn't get much better than this! \* Too new to photograph

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