



13 Werloo Approach, Capel

## Stylish Family Living with Space, Comfort & Side Access

Beautifully refreshed and thoughtfully designed, this immaculate 3-bedroom, 2-bathroom home offers the perfect blend of modern comfort and practical family living. With fresh updates throughout and fantastic outdoor features, this is a home that's ready to move straight into and enjoy.

At the heart of the home is a light-filled open plan living, dining and kitchen area, creating the perfect space for everyday living and entertaining. A separate theatre room provides a second living zone, ideal for movie nights or a quiet retreat.

The spacious master suite features a generous ensuite and walk in robe, while the two additional bedrooms include built-in robes, making this an ideal home for families, downsizers or investors alike.

Recently updated with fresh paint & new carpets, perfectly complimented by quality hybrid timber-look flooring, the home has a fresh contemporary feel throughout. Ducted reverse cycle air conditioning ensures year-round comfort. A generous laundry with excellent storage completes this impressive package

3 2 2

**FOR SALE**  
Offers Above \$799,000

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

Outside, you'll love the large undercover patio overlooking the backyard, complete with a dedicated fire pit area for entertaining family and friends. The property also offers un restricted side access, providing plenty of room for a boat, caravan or trailer, along with a large shed and double garage.

Features you'll love:

- 3 spacious bedrooms, 2 bathrooms
- Large master suite with generous ensuite & Walk in robe
- Separate theatre room
- Open plan kitchen, living and dining area
- Built-in robes to minor bedrooms
- Freshly painted throughout
- Brand new carpets
- Quality hybrid flooring
- Ducted reverse cycle air conditioning
- Double garage
- Un restricted side access
- Large functional shed
- Large undercover entertaining patio
- Fire pit sitting area
- Spacious laundry with ample storage

This is a beautifully presented home offering exceptional value, modern finishes and outstanding outdoor space. Don't miss your opportunity to secure this fantastic property. Contact Aidan Fraser today to arrange your private inspection.

## MORE DETAILS

|               |         |
|---------------|---------|
| Property ID   | 1AYVHND |
| Property Type | House   |
| House Size    | 163 m2  |
| Land Area     | 578 m2  |

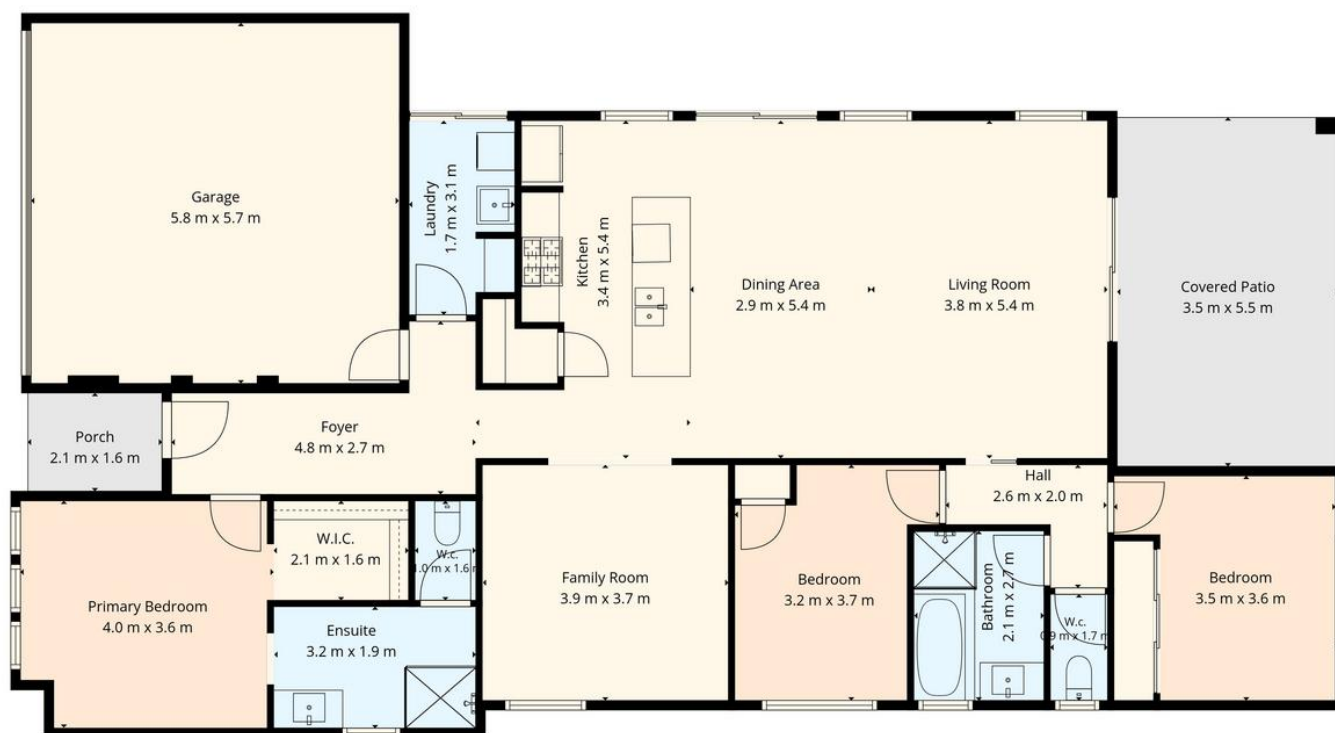
### Aidan Fraser 0437 195 730

Licensed Sales Agent - Busselton |  
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### LJ Hooker Property South West WA (08) 9791 6880

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**TOTAL: 144 m<sup>2</sup>**

1st floor: 144 m<sup>2</sup>

EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>, COVERED PATIO: 19 m<sup>2</sup>, PORCH: 3 m<sup>2</sup>,  
WALLS: 12 m<sup>2</sup>

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