

## Dalyellup, 1 Sirius Street

### Stunning Low Maintenance Coastal Living with Modern Comforts

Set on a 336 sqm corner lot with 140 sqm of thoughtfully designed living space, this exceptional 3-bedroom, 2-bathroom home offers the ultimate combination of style, comfort, and location. Whether you're a FIFO worker looking for easy maintenance, an investor, a professional couple, or looking to downsize while maintaining modern conveniences, this residence is sure to impress.

The home's clever layout is designed to maximize space and flexibility. A dedicated home theatre adds a touch of luxury and can easily double as a 4th bedroom, guest suite, or private retreat, adapting to your needs. The open-plan living and dining areas create a central hub for relaxation and connection, seamlessly flowing to a rear alfresco area. This outdoor space is perfect for year-round entertaining, whether it's hosting friends for a summer BBQ or enjoying a quiet morning coffee while basking in the coastal breeze.

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#### For Sale

Guiding High \$600,000's

#### View

[ljhooker.com.au/16QPHND](http://ljhooker.com.au/16QPHND)

#### Contact

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**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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

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(08) 9791 6880

At the heart of the home is a stylish and functional kitchen, featuring stone benchtops, quality appliances, ample storage, and a convenient breakfast bar, ideal for casual meals or gathering with family. Each of the three bedrooms is generously sized, providing plenty of room for comfort and privacy. The master suite offers an ensuite bathroom and generous walk-in robe for added convenience, while the remaining bedrooms are serviced by a well-appointed main bathroom.

Modern comforts abound in this home, with ducted reverse-cycle air conditioning ensuring a perfect temperature year-round. The double garage provides secure parking for two vehicles, along with additional storage space to keep your home organized and clutter-free.

The location is a standout feature, situated within "Beachside Dalyellup", offering an incredible lifestyle opportunity. Just 760 meters from Dalyellup Beach, you'll have easy access to sun, sand, and surf. The Lakes and Bibra Loop Dog Park are nearby, providing scenic walking trails and a space for your furry friends to roam. With local amenities, primary and senior schools, and shopping options just a short distance away, this home combines coastal tranquility with everyday convenience.

This property truly offers it all - modern features, a versatile layout, and an unbeatable location close to the beach and green spaces. Whether you're entertaining, relaxing, or exploring the vibrant community, this home is designed to suit your lifestyle. Don't miss your chance to secure this fantastic coastal gem - schedule your inspection today!

Council Rates: \$2,859.07

Water Rates: \$1,044.18

Disclaimer - whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

## More About this Property

Property ID	16QPHND
Property Type	House
House Size	140 m <sup>2</sup>
Land Area	336 m <sup>2</sup>

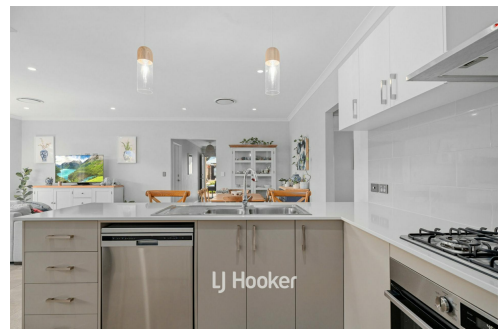
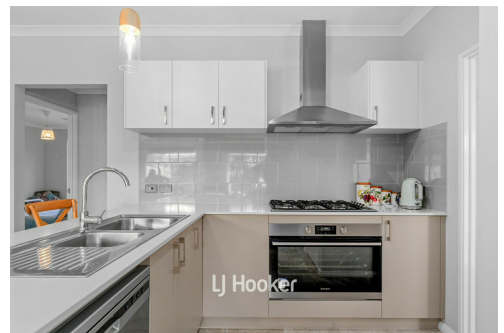
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## 1 Sirius Street, Dalyellup WA 6230

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



FLOOR PLAN



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