



10 Garnet Way, Dalyellup

Large Dalyellup Home with Income Today, Coastal Living for later

Perfectly positioned in the sought-after community of Dalyellup, this well-appointed 4 bedroom, 2 bathroom home offers a wonderful blend of comfort, space, and convenience. The thoughtfully designed layout features an open-plan living, kitchen, and dining area that flows effortlessly to the low-maintenance yard, perfect for relaxed living and entertaining.

Currently tenanted until July 2026 at \$680 per week, this property presents a fantastic investment opportunity with secure, immediate rental returns. At the same time, it's ideal for home occupiers who are not in a rush to move in, offering the chance to plan ahead while benefiting from a reliable income. Located close to schools, parks, local amenities, and only 1.5km from the beach, it combines lifestyle, convenience, and strong long-term potential.

Features:

- Open plan kitchen, living & dining
- Double lockup garage with shoppers entrance
- Split system air-conditioning

4  2  0 

FOR SALE
From \$775,000

AGENTS

James O'Neill
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AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

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.

 **LJ Hooker**

- Main bedroom with feature recessed ceiling, ensuite and walk in robe
- Minor bedrooms with built in robes
- Spacious formal front lounge
- Fresh paint throughout
- Outdoor alfresco area
- Garden shed
- Grassed backyard
- Reticulated lawns
- Approximately 400m to the Lake Park*
- Approximately 1km to Dalyellup College*
- Approximately 1.5km to the beach*
- Less than 3km to Dalyellup Shopping Centre*
- Currently tenanted until July 2026 at \$680 per week

Council Rates: \$3085.36*
 Water Rates: \$1108.22*
 Approximate only *

Contact James O'Neill on 0451 309 029 or Milan Kokir on 0403 597 101 today to schedule your private viewing and make this house your home sweet home!

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.

Some photos in this listing have been digitally enhanced or AI-generated for illustration purposes only and may not reflect the property's exact features. Buyers should inspect in person.

MORE DETAILS

Property ID	18ZYHND
Property Type	House
Land Area	584 m2

James O'Neill 0451 309 029

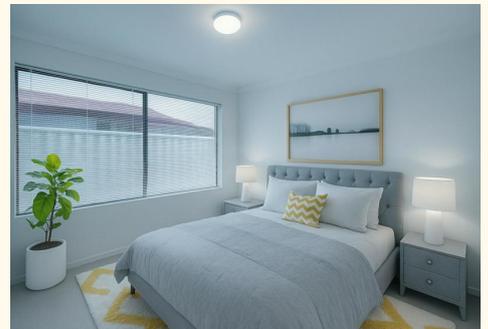
Licensed Sales Agent â€“ Bunbury |
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LJ Hooker Property South West WA (08) 9791 6880

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N1 WIND CLASSIFICATION

SUPERVISOR NOTE
FINAL DRAWINGS

PAINTED CEMENT RENDER TO FRONT ELEVATION ONLY



WINDOWS

No	Dir	Area
1	S	1.065
2	E	5.189
3	E	1.047
4	E	3.110
5	E	1.047
6	N	3.830(50%)
7	N	1.881(50%)
8	N	4.871(50%)
9	N	1.555(50%)
10	N	1.347(50%)
11	W	3.722
12	W	3.722
13	W	5.186
14	S	5.189
15	S	1.458
Total		40.728
House Area		195.809
Window Area		21.39%



PROPOSED RESIDENCE TO BE ERRECTED ON -
LOT 2593 GARNET WAY,
DALYELLUP.

FOR -
D.J. CONSULTING SERVICES PTY LTD

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This is one of the Drawings
Referred to in our Contracts

Builder.....
Client.....
Dated.....
(NO FURTHER STRUCTURAL CHANGE)

AMENDMENT
07/04/06 Control SY
7/6/06 Strng / Eng. CRO
7/6/06 Strng / Eng. CRO
10/07/06 3D 4 ID

DRAWN - SY
DATE - 07/04/06
SCALE - 1:50

ACCOLADE MODERN

SHEET OF 6 DWGS

JOB No. 50424