



## Dalyellup, 12 Dravite Way

Large home on corner block

Register to view this home on propps link attached:

<https://prop.ps//dtOpgZFozgtz>

Discover this charming 4-bedroom, 2-bathroom home located on Dravite Way in the suburb of Dalyellup.

Built in 2009 and boasting a generous build area of 213m<sup>2</sup>, this residence offers ample space for a growing family. The open-plan living areas provide a warm and inviting atmosphere, perfect for both relaxation and entertaining.

4 great sized bedrooms, a separate theatre room and an activity nook their is room for the whole family.

The high ceilings in the living room engage natural light and a wonderful feeling of space.

The modern kitchen has a sink view to the backyard, loads of bench space as the kitchen wraps around and a bonus laundry with built in bench off the kitchen is a big plus.



**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.



**For Sale**

Offers Over \$599,000

**View**

[ljhooker.com.au/16A9HND](http://ljhooker.com.au/16A9HND)

**Contact**

**Rachel Ned MacLeod-Paterson**

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

Dalyellup is a family-friendly community known for its beautiful parks and close-knit feel. Enjoy the convenience of being near quality educational institutions like Dalyellup College and Tuart Forest Primary School, ensuring your children have access to excellent schooling. The nearby pristine beaches and local nature reserves offer endless opportunities for outdoor adventures.

With a double garage with shoppers entrance to the passage, provides secure parking, this property is ideal for families looking to settle in a peaceful yet well-connected location. Side access through double gates and added plus for the boat or caravan owners. Don't miss the chance to make this affordable gem your new home. Act quickly-properties like this don't stay on the market for long!

Register with Ned to view this property

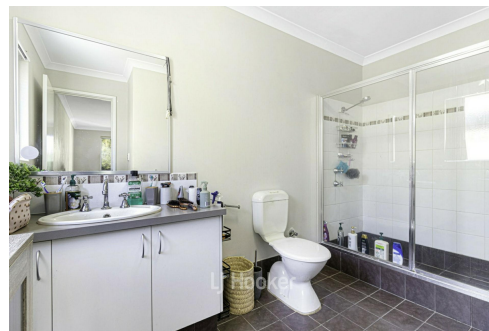
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent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

## More About this Property

<b>Property ID</b>	16A9HND
<b>Property Type</b>	House
<b>House Size</b>	213 m <sup>2</sup>
<b>Land Area</b>	628 m <sup>2</sup>
<b>Including</b>	Toilets (2)

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12 DRAVITE WAY, DALYELLUP WA 6230

OFFERED BY: RACHEL NED MACLEOD-PETERSON

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FLOOR	FINISHED	
	M <sup>2</sup>	
FLOOR 1	249M <sup>2</sup>	
TOTAL	249 M <sup>2</sup>	

\*\*PREPARED FOR THE EXCLUSIVE USE OF RACHEL MACLEOD-PATERSON, LJ HOOKER SOUTH WEST. MEASUREMENTS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY\*\*



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