

Dalyellup

Spacious 4-Bedroom, 2-Bathroom Family Home with Theatre, Study & Side Access

Welcome to this large 4-bedroom, 2-bathroom family home, positioned on a spacious 632sqm lot with side access. Designed with comfort, style, and functionality in mind, this home offers a thoughtful layout with multiple living areas and an overall spacious design - ideal for growing families or those who love to host guests.

As you step inside through the large double-door entry, you're greeted by a bright and inviting foyer that leads into the heart of the home. The expansive open-plan living and dining area situated at the rear of the residence provides a seamless flow, creating the perfect space for everyday family life and entertaining. Overlooking this space is a well-appointed kitchen, complete with ample storage, quality appliances, a spacious pantry, and a breakfast bar-perfect for casual meals and social gatherings.

For those who love movie nights, the separate theatre room offers a private retreat where



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For Sale
Offers Over \$699,000

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ljhooker.com.au/17DBHND

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you can relax and unwind in a cinematic setting. Additionally, a dedicated study/home office provides a productive workspace, making it an excellent feature for remote workers, students, or a children's activity area.

The master suite is a luxurious retreat, thoughtfully designed with a double vanity ensuite, a spacious shower, and a dual sided walk-in robe, ensuring privacy and comfort. The remaining three bedrooms are generously sized, each featuring built-in robes, and are serviced by a modern central bathroom with a separate shower and bathtub-ideal for families with children.

For year-round comfort, the home is equipped with evaporative ducted cooling and 2 split-system air conditioning units, ensuring a pleasant living environment no matter the season. Additional storage solutions throughout the home provide practicality, keeping living spaces tidy and organized.

Stepping outside, the rear alfresco area is designed for all-season entertaining, featuring café blinds that provide shade, privacy, and protection from the elements. Whether you're hosting a weekend BBQ, enjoying an evening meal outdoors, or simply unwinding with a coffee in the morning, this space is perfectly suited for any occasion. The backyard offers plenty of room for children and pets to play, while still being easy to maintain. The double garage provides secure parking for two vehicles, along with extra space for storage or a small workshop.

Located in the ever-developing suburb of Dalyellup, this home is within close proximity to quality schools, beautiful parks, shopping centres, and public transport options, offering convenience and accessibility for the whole family. With its spacious layout, premium features, and fantastic outdoor living spaces, this residence is the perfect place to call home.

Don't miss out on this incredible opportunity-contact Simon Bushell today to arrange a viewing!

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	17DBHND
Property Type	House
House Size	207 m2
Land Area	632 m2

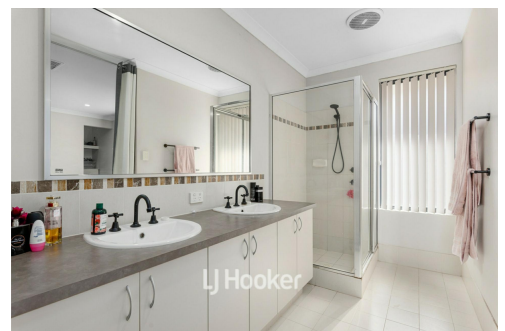
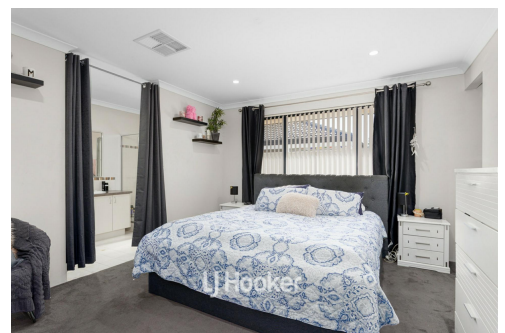
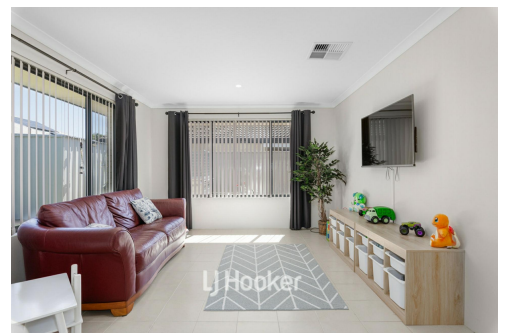
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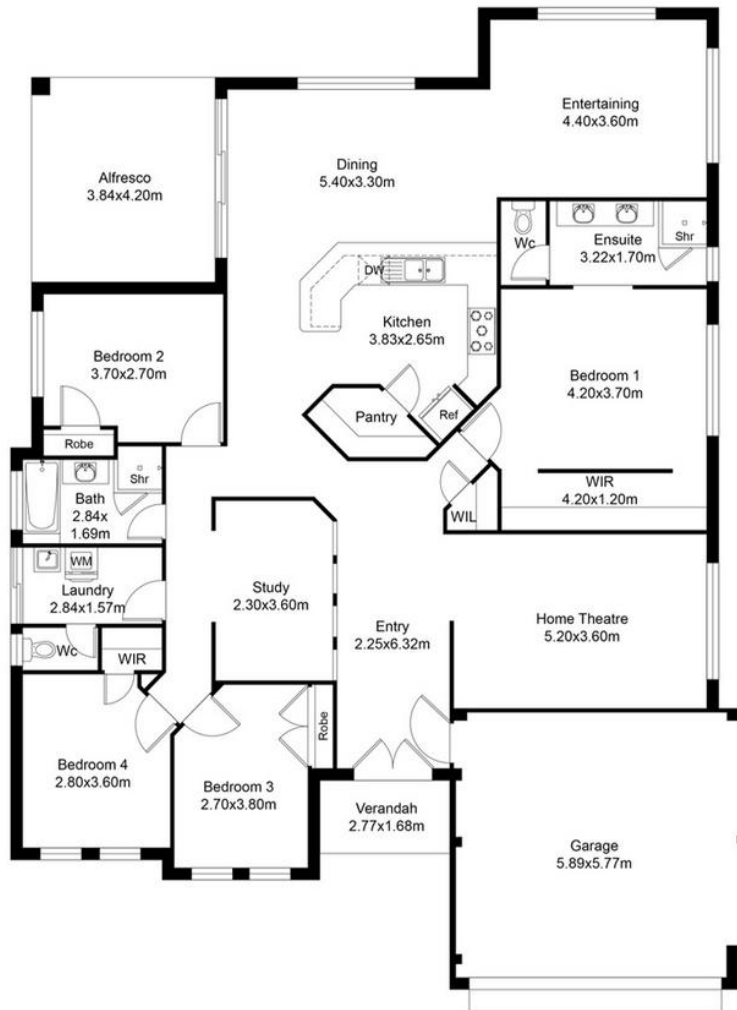
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.