



## Dalyellup, 123 Norton Promenade

Modern & Low-Maintenance Living in Prime Dalyellup Location

Perfectly positioned within walking distance to Dalyellup Shopping Centre, medical facilities and local schools, this modern, low-maintenance home offers both convenience and comfort. Featuring three well-appointed bedrooms, all with built-in robes and a walk-in robe to the main, plus two stylish bathrooms, it's ideal for families or downsizers alike.

The open-plan living and dining area flows seamlessly to a paved rear courtyard, perfect for relaxed entertaining. A sleek, modern kitchen with stainless steel appliances, low-maintenance gardens, and a double lock-up garage with rear lane access complete the package. Move in and enjoy the lifestyle!

### FEATURES INCLUDE:

- Open plan living
- Split system reverse cycle air-conditioning



**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**  
From \$585,000

**View**  
By Appointment

**Contact**  
**James O'Neill**  
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james.oneill@ljhsouthwest.com.au

**Milan Kokir**  
0403 597 101  
milan.kokir@ljhsouthwest.com.au

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

- Ceiling fan to main bedroom
- Double lock up garage via rear lane
- Low maintenance courtyard with patio
- Garden shed
- Approx. 300m to Dalyellup Shopping Centre
- Approx. 450m to Tuart Forest Primary School
- Approx. 1.5km to Dalyellup Medical Centre

Council Rates: \$3305.80\*

Water Rates: \$942.65\*

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.

## More About this Property

<b>Property ID</b>	17Z8HND
<b>Property Type</b>	House
<b>Land Area</b>	248 m2

### James O'Neill 0451 309 029

Licensed Sales Agent | james.oneill@ljhsouthwest.com.au

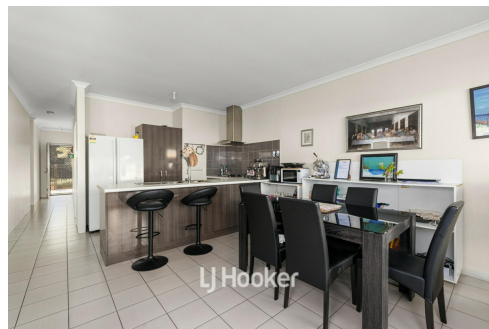
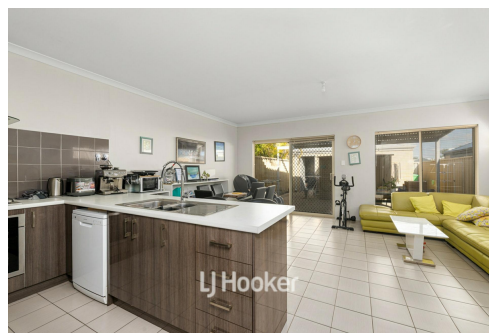
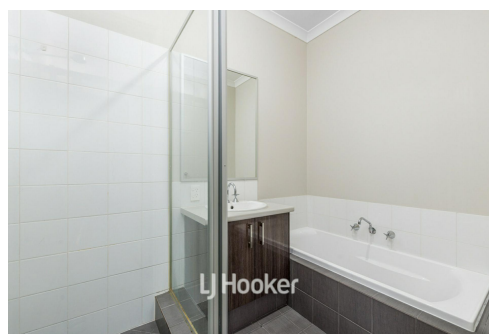
### Milan Kokir 0403 597 101

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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

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