

## Dalyellup, 13 Hornibrook Road

### Spacious Family Home in Peaceful Bush Setting



Set on a generous 1,953m<sup>2</sup> bush block, this charming family home offers a peaceful bush retreat just moments from Dalyellup Shopping Centre. The property's expansive wrap-around verandahs create a welcoming first impression, while the high ceilings and beautiful wooden flooring enhance the home's warm and spacious feel. The open-plan kitchen, living, and dining area serves as the heart of the home, providing a versatile space perfect for family gatherings or entertaining guests. Large windows invite natural light to flood the interior, creating a bright and inviting atmosphere, while the seamless flow between indoor and outdoor spaces makes this home ideal for those who enjoy relaxed living surrounded by nature.

Outside, the expansive verandahs and large patio provide ideal spaces for relaxing or entertaining. A powered 8m x 5m shed with a remote roller door offers excellent storage or workspace, while two driveways ensure plenty of parking for vehicles, boats, or caravans. This delightful property combines space, functionality, and a tranquil bushland setting.

**For Sale**  
From \$1,100,000

**View**  
[ljhooker.com.au/17CJHND](https://ljhooker.com.au/17CJHND)

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

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## PROPERTY FEATURES:

- 4 Bedrooms & 2 Bathrooms
- High ceilings
- Beautiful wooden flooring
- Open plan kitchen, living, and dining area
- Built-in robes in all 3 minor bedrooms
- Spacious walk-in robe and ensuite in master bedroom
- Wood heater
- Ducted Cooling
- Below ground pool
- Powered 8m x 5m shed with remote roller door
- Large patio with verandahs
- Double carport
- Two driveways with plenty of parking space
- Approximately 1km to Dalyellup Primary School\*
- Less than 2km to Dalyellup Shopping Centre\*
- Approximately 2km to the beach\*
- Approximately 2km to Dalyellup College\*

## Rates:

Council Rates: \$3120.42\*

Water Rates: \$1,133.04\*

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>	17CJHND
<b>Property Type</b>	House
<b>Land Area</b>	1953 m2
<b>Including</b>	Ensuite Toilets (2)

### James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

### Milan Kokir 0403 597 101

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

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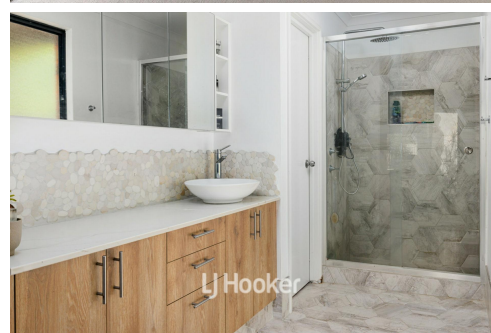
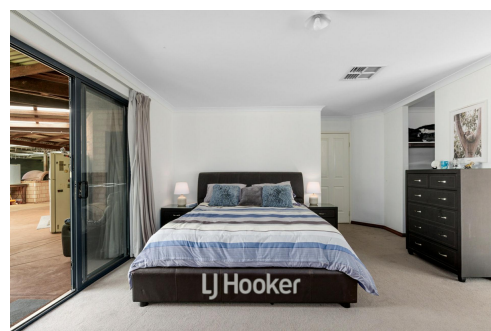
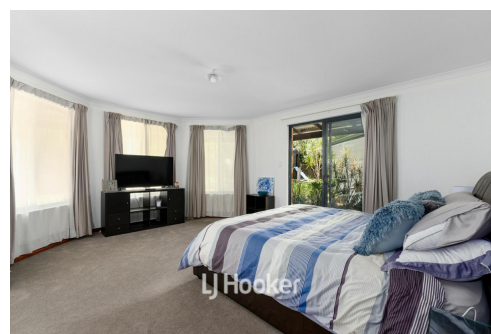
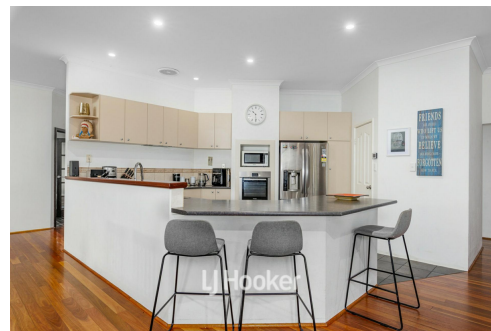
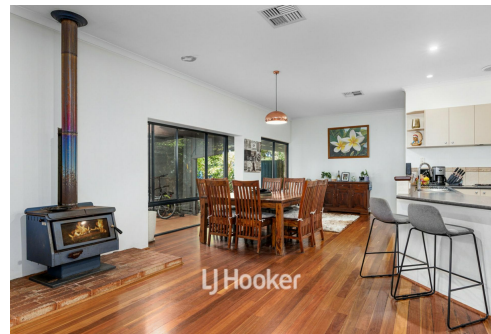
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