



14 Claymore Loop, Dalyellup

Inclusions Galore - A Must See to be Appreciated!

Welcome to 14 Claymore Loop, Dalyellup —a spacious and versatile family home designed to accommodate modern living, whether you're raising teenagers, welcoming extended family under one roof or simply seeking room for everyone to spread out.

Set on a 632sqm block, this impressive 251sqm residence, built in 2008, offers an exceptional floorplan with four generous bedrooms, three bathrooms and multiple living zones to suit every stage of family life. The third bathroom and flexible layout make it ideal for multi-generational families, older children wanting greater independence or frequent overnight guests.

A dedicated theatre room at the front of the home provides the perfect setting for movie nights, while the separate study is ideal for working from home, running a business or creating a quiet homework space. A separate storeroom adds even more valuable storage.
At the heart of the home is the expansive open plan kitchen, dining and living area, designed for effortless everyday living and entertaining. The well-appointed kitchen features a generous walk-in pantry.

4 3 2

FOR SALE
Offers Over $899,000

VIEW
By Appointment

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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.

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Comfort and efficiency have been thoughtfully considered throughout, with double-glazed windows, zoned reverse cycle air conditioning, a solar hot water system with solar evacuated tubes, and a solar power system helping to maximise year-round comfort while reducing ongoing energy costs.

Outside, the spacious alfresco creates the perfect setting for entertaining family and friends, overlooking low-maintenance gardens that allow you to spend more time enjoying your home and less time maintaining it. The rear workshop is equipped with single-phase power, making it ideal for hobbyists or additional storage, while an inlet for a backup generator provides added peace of mind. Completing the package is an oversized double garage with plenty of space for larger vehicles, a trailer or extra storage.

Perfectly positioned in one of Dalyellup's most sought-after pockets, you'll enjoy being just minutes from Dalyellup Shopping Centre, Dalyellup Primary School, Dalyellup College, St Joseph's Catholic Primary School, Bunbury Baptist College, beautiful local parks, sporting facilities and the pristine sands of Dalyellup Beach. With cafés, medical services and everyday conveniences all close by, plus Bunbury CBD only approximately 15 minutes away, the location is as practical as it is desirable.

Offering the perfect balance of space, functionality and modern conveniences, 14 Claymore Loop is a home designed to grow with your family for years to come. Whether you're accommodating multiple generations, giving teenagers the space they crave or simply searching for a home that offers flexibility without compromise, this exceptional property presents an opportunity not to be missed.

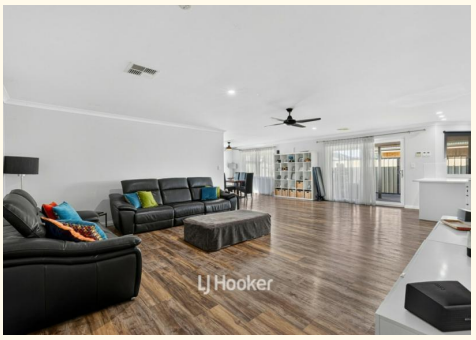
For more information and to register your interest contact Simon Bushell —0411 929 198.

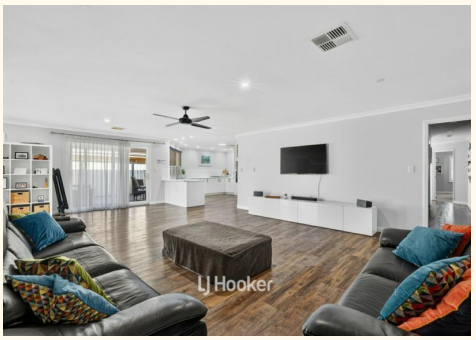
Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all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

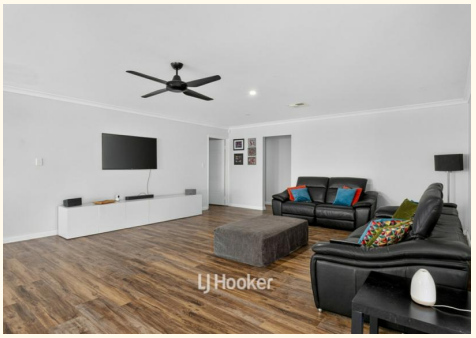
MORE DETAILS

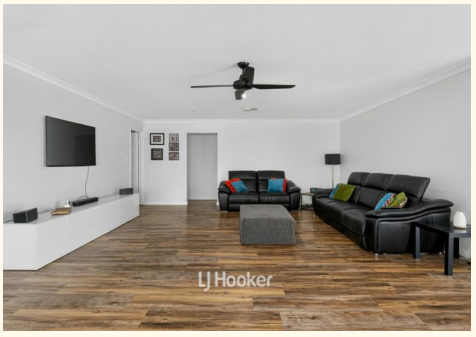
Property ID	1AV3HND
Property Type	House
Land Area	632 m2











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14 Claymore Lp Dalyellup, WA 6230



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

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