

Dalyellup, 15 Edwinstone Close

Prime location opposite the park



Please register to view and or make an offer on this property here:

<https://prop.ps//wQF1PbgFDaBZ>

This property is currently tenanted until 18th April 2025 @\$650 per week.

What's the best thing about having a home opposite the park I hear you ask? it's having a large playground that you don't have mow.

This plus sized 4x2 home is positioned opposite it's own park with playground and picnic area.

Step inside to a wood look panel flooring which flows through the entire home, no carpet so perfect for the allergy sufferers.

Master bedroom up the front with the outlook to the park, walk in robe and ensuite.

formal lounge in the entry great for parents retreat.

Study / 5th bedroom with internet points for the home office.

Enter the main living area with fabulous high ceilings , kitchen overlooking the living room and loads for space for the whole family.

For Sale

Offers Over \$649,000

View

ljhooker.com.au/16A7HND

Contact

Rachel Ned MacLeod-Paterson

0488 556 452

rachel.ned@ljhsouthwest.com.au



LJ Hooker Property South West WA
(08) 9791 6880

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.

Kitchen has an island bench with 5 burner, 900ml cooktop and loads of bench space

There are 3 more large bedrooms all with double sliding door robes with shelves

The second bathroom, has separate bath and shower and both showers have glass screens

Step out the back there is 2 lots of sliding glass doors in the living room for access to the back yard helping to bring the outside inside in summer

The home has fully

Ducted reverse cycle air-conditioning for comfort all year round

The back Patio is gabled and covers the whole back of the house giving heaps of room for entertaining family and friends.

There is access to the back yard through a roller door at the back of the garage and room for a small caravan, boat or trailer on the fully paved area.

The shed is a convenience shed 3x3 for storage .

Dalyellup has multiple primary schools, senior school and a large shopping centre

Register to view this home with Ned

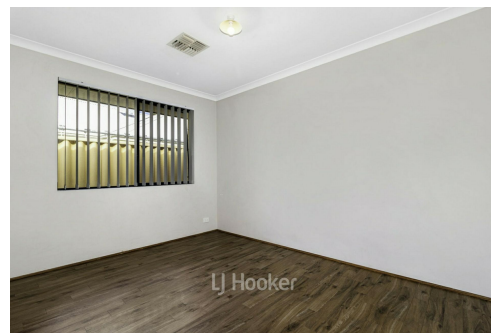
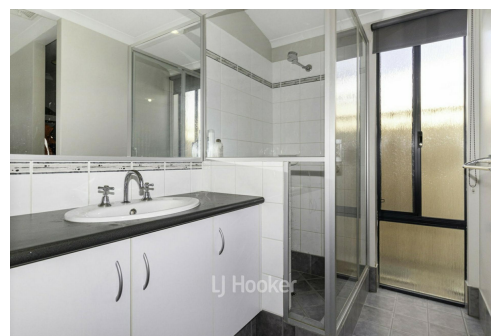
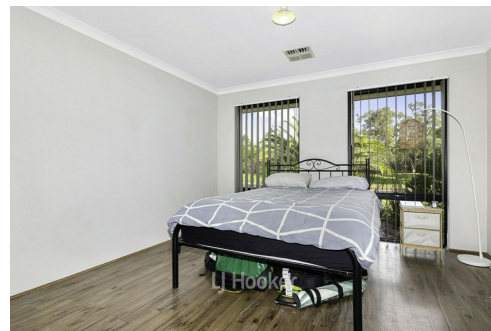
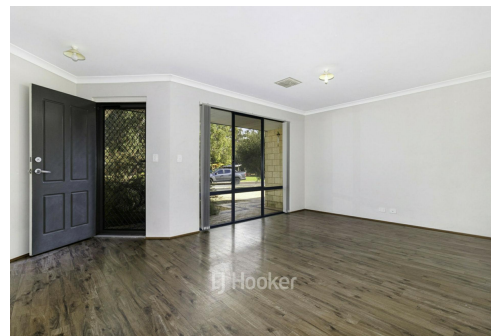
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent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

More About this Property

Property ID	16A7HND
Property Type	House
House Size	196 m ²
Land Area	616 m ²
Including	Ensuite Toilets (2)

Rachel Ned MacLeod-Paterson 0488 556 452
Sales Consultant | rachel.ned@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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.

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



15 EDWINSTONE CLOSE, DALYELLUP WA 6230

OFFERED BY RACHEL NED MACLEOD-PETERSON

0488 556 452

rachel.ned@ljhsouthwest.com.au



FLOOR	FINISHED	
	M ²	
FLOOR 1	272M ²	
TOTAL	272M ²	

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



LJ Hooker Property South West WA
(08) 9791 6880

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.