



16 Jade Crescent, Dalyellup

## Beautifully Presented Family Home in Peaceful Location!

Nestled in a quiet pocket of Dalyellup, this beautifully maintained family home offers the perfect blend of comfort, space and functionality. Thoughtfully designed for modern living, the home features a dedicated theatre room, a separate activity area for the kids, and a spacious open plan living zone that creates a warm and welcoming atmosphere for the whole family. A stylish tile fireplace adds both charm and comfort, making it the perfect place to relax all year round.

Stepping outside, the home continues to impress with a fantastic alfresco entertaining area complete with attractive aggregate concrete, ideal for hosting family and friends. The property also offers valuable side access leading to an impressive approx. 9m x 6.5m powered workshop, providing plenty of space for storage, hobbies or extra vehicles. Positioned in a peaceful location close to local parks, schools and everyday amenities, this is a home that truly ticks all the boxes for family living.

### FEATURES:

- Peacefully positioned in a quiet pocket of Dalyellup
- Beautifully maintained and immaculately presented throughout

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### FOR SALE

Offer Over \$899,000

### VIEW

Sat 13th Jun @ 11:00AM - 11:30AM

### AGENTS

James O'Neill  
0451 309 029  
james.oneill@ljhsouthwest.com.au

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

### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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.



- Private theatre room for family movie nights
- Separate activity area with split system air conditioning
- Light-filled open plan living and dining space with split system air conditioning and tile fireplace
- Practical family-friendly floorplan
- Spacious alfresco entertaining area
- Attractive aggregate concrete surrounds
- Rear/side access from the adjoining corner street
- Large 9m x 6.5m powered workshop\*
- Plenty of room for extra vehicles, storage or hobbies
- Close to local parks, schools and everyday amenities
- 1km to Dalyellup College\*
- 1.5km to Dalyellup Primary School\*
- 1.7km to Dalyellup Beach\*
- 2.5km to Dalyellup Shopping Centre\*

Council Rates: \$3,193.92\*

Water Rates: \$1,142.69\*

- 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 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	1ANEHND
Property Type	House
Land Area	661 m2

### James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |  
james.oneill@ljhsouthwest.com.au

### Milan Kokir 0403 597 101

Associate to James O'Neill â€“ Bunbury |  
milan.kokir@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

