



18 Kularda Road, Dalyellup




## Stylish Family Home in Sought-After Dalyellup

This freshly updated family home offers comfortable, low-maintenance living in a highly convenient location close to local schools, shops and everyday amenities. A charming decked bull-nose verandah welcomes you at the front of the home, leading into a front lounge and a light-filled, open-plan living area. Freshly painted throughout and complemented by new vinyl plank flooring, the home also features a modern kitchen designed for practical family living.

Step outside to an impressive entertaining area with gabled roof, aggregate concrete and automatic café blinds, creating the perfect all-season space for entertaining or relaxing with family and friends. With side access ideal for trailer parking and a handy shed for additional storage, this well-rounded property delivers both functionality and lifestyle in sought-after family-friendly Dalyellup.

### Features:

- Decked bull-nose verandah
- Inviting front lounge
- Open-plan living
- Large modern kitchen with stone benchtops
- Large master bedroom

4  2  2 

**FOR SALE**  
From \$889,000

### AGENTS

James O'Neill  
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Milan Kokir  
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### 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.

 **LJ Hooker**

- Modern renovated laundry
- Freshly painted interiors
- New vinyl plank flooring
- Ducted air-conditioning
- New Rheem continuous hot water system
- " Cozy gas fireplace
- " Gabled outdoor entertaining area with exposed aggregate concrete, automatic café blinds and wood fire
- Side access for trailer or boat parking
- Spacious powered shed
- Undercover Sandpit for the kids

Council Rates: \$2,400.00\*  
 Water Rates: \$1,300.00\*  
 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 DETAILS

Property ID	19DNHND
Property Type	House
Land Area	635 m2

#### James O'Neill 0451 309 029

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