



23 Advance Road, Dalyellup




Coastal Comfort in Beachside Dalyellup

Located in sought-after Beachside Dalyellup, this beautifully presented 4-bedroom, 2-bathroom home offers the perfect blend of comfort, style, and functionality. Just a short stroll to Dalyellup's pristine beaches, stunning parks, and landscaped gardens, it boasts great street appeal. The front lounge provides a welcoming retreat, while the bright open-plan living area forms the heart of the home, enhanced by a cosy wood fire for year-round comfort. A well-positioned activity area sits between bedrooms three and four, complete with sliding door access to the back garden, ideal as a playroom or study space.

Outdoors, the large alfresco with café blinds provides the perfect setting for year-round entertaining, while the paved fire pit area adds another inviting space to unwind or gather with friends under the stars. With its thoughtful layout, modern finishes, and coastal lifestyle appeal, this home is ready for you to move in and enjoy the very best of Dalyellup living.

Features:

- Attractive facade with strong street presence
- Separate front lounge for relaxed entertaining

4  2  2 

FOR SALE
From \$830,000

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.

 **LJ Hooker**

- Light-filled open plan kitchen, dining, and living zone
- Generous master suite with ample space
- Dedicated activity space, ideal for kids or hobbies
- Upgraded laundry
- Contemporary carpets and stylish hard flooring
- Split system air conditioning throughout
- Cosy wood fireplace for winter warmth
- " Installed security camera system for peace of mind
- " Expansive patio/alfresco with café blinds for year-round comfort
- Paved outdoor fire pit area, perfect for evening gatherings
- Oversized garden shed offering excellent storage

Council Rates: \$2,413.02*
 Water Rates: \$1,340.06*
 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	18UJHND
Property Type	House
Land Area	643 m2

James O'Neill 0451 309 029

Licensed Sales Agent " Bunbury |
 james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

Associate to James O'Neill " 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

