

## Dalyellup, 23 Athena Street

### Coastal Family Home in Dalyellup

5 2 2

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/17BBHND](http://ljhooker.com.au/17BBHND)

**Contact**  
**James O'Neill**  
0451 309 029  
[james.oneill@ljhsouthwest.com.au](mailto:james.oneill@ljhsouthwest.com.au)

**Milan Kokir**  
0403 597 101  
[milan.kokir@ljhsouthwest.com.au](mailto:milan.kokir@ljhsouthwest.com.au)

Nestled in a quiet and highly sought-after pocket of Dalyellup, this stunning family home offers the perfect blend of comfort and lifestyle. Featuring 5 king-size bedrooms and a separate theatre room, it's designed for relaxed living. The oversized alfresco area, complete with blinds and a ceiling fan, is perfect for entertaining in any season.

With an oversized garage offering extra height and a powered, insulated workshop, this property has space for all your needs. Ideally located within walking distance to the beach and close to local schools, this home is a true gem in Dalyellup's coastal community.

#### PROPERTY FEATURES:

- 5 king size bedrooms
- Separate theatre
- Ducted reverse cycle zoned air conditioning & heating
- Stone bench tops



**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.

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**(08) 9791 6880**

- Solid bamboo floors and skirting boards throughout
- LED downlights throughout
- Double blinds
- UV rated windows
- Oversized alfresco with LED downlights, alfresco blinds and ceiling fan.
- Ensuite with double vanity, hobless double shower, heated towel rail and spa bath
- Extra wide driveway
- Oversized garage with extra height and roof storage with pull down attic ladder
- Automatic reticulated gardens
- Hot and cold plumbing outside as well as gas bayonet
- Powered & insulated workshop
- Garden shed
- Termi Mesh
- Solar hot water & instantaneous hot water system

Council Rates: \$3277.23\*

Water Rates: \$1,183.81\*

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 About this Property

|               |         |
|---------------|---------|
| Property ID   | 17BBHND |
| Property Type | House   |
| House Size    | 315 m2  |
| Land Area     | 700 m2  |

**James O'Neill 0451 309 029**

Sales Consultant | james.oneill@ljhsouthwest.com.au

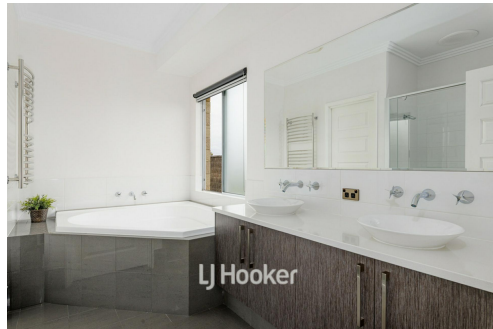
**Milan Kokir 0403 597 101**

Associate to James O'Neill | milan.kokir@ljhsouthwest.com.au

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