






27 Kambany Approach, Dalyellup

Stylish, Low-Maintenance Living Awaits - Opposite Bushland & Walking Distance to Dalyellup Shops

Situated opposite bushland and within walking distance to the ever-developing Dalyellup Shopping precinct, this 2011 constructed 3-bedroom, 2-bathroom home offers the perfect blend of modern design, functionality, and comfort. Situated on a 364m² lot with 145m² of living space, ideal for downsizers, first-home buyers, or investors looking for a stylish, low-maintenance property in a great location.

Stepping inside, you are welcomed by a spacious and light-filled open-plan living area with north-facing windows, designed to bring together the kitchen, dining, and living spaces in a seamless flow. Complete with smart LED lighting and tiled flooring, this area is sure to bring a sense of luxury and calmness to a busy schedule.

The contemporary kitchen is the heart of the home, featuring ample cabinetry and quality appliances, making meal preparation a breeze.

3  2  2 

FOR SALE

Offers Over \$619,000

AGENTS

Simon Bushell

0411 929 198

simon.bushell@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**

A separate home theatre/activity room/study provides the perfect multipurpose room whether it be watching movies, a kids space or a home office, this additional space offers versatile living options to suit your needs.

The master suite is a private sanctuary, complete with a walk-in robe and a stylish ensuite with double vanity. The two additional bedrooms are well-sized, each fitted with built-in robes and serviced by a modern bathroom and separate toilet.

Designed with indoor-outdoor living in mind, the home extends to a gable patio area, perfect for entertaining guests, enjoying family barbecues, or simply unwinding in the fresh air. Surrounding the house and backyard are low maintenance gardens which create a tranquil feel. The double garage, accessed via the rear laneway, provides secure parking with convenient internal access, adding to the home's practicality.

Year-round comfort is provided with ducted reverse cycle air-conditioning and the solar power system ensures energy efficiency also catered for.

With its contemporary finishes, thoughtful design, and excellent location, this home is an exceptional opportunity for those seeking comfort and convenience. Don't miss your chance to make it yours - contact Simon Bushell on 0411 929 198 today to arrange a viewing!

Council Rates - \$2,645.85 *approx.

Water Rates - \$1,013.43 *approx.

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	18G5HND
Property Type	House
Land Area	364 m2

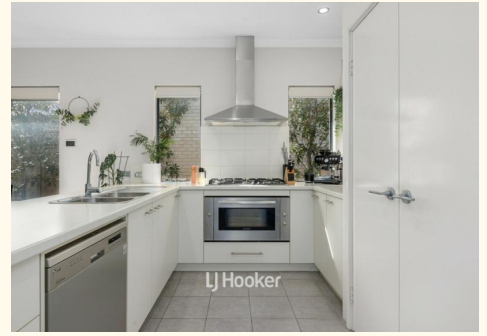
Simon Bushell 0411 929 198

Sales Consultant â€“ Bunbury | simon.bushell@ljhsouthwest.com.au

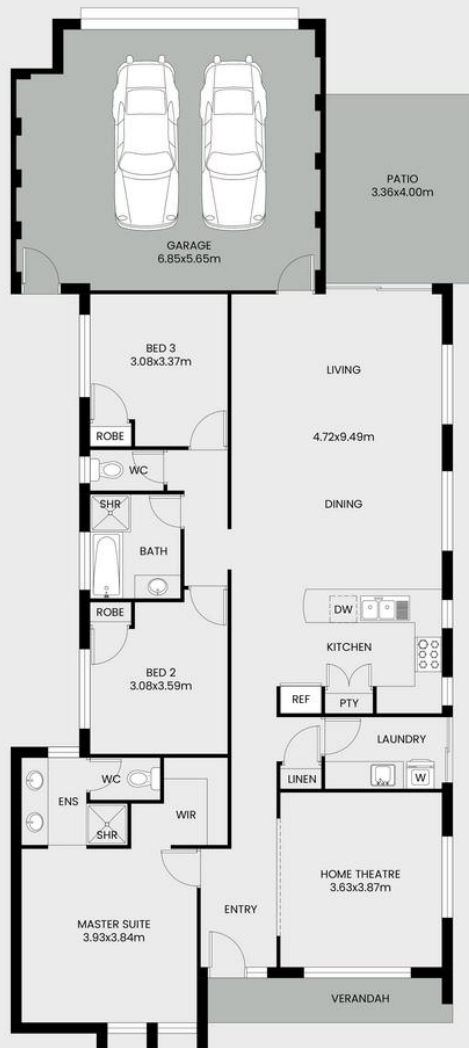
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 **LJ Hooker**

