

## Dalyellup, 3 Folly Way

Looking for a quality built large family home?

Set in a lovely part of Dalyellup, with a park at the street's end and close proximity to the shopping complex, this delightful residence awaits. From the moment you enter, the home exudes quality, showcasing beautiful lofty ceilings in the entry hall and living areas.

The master bedroom will not disappoint, offering a spacious ensuite with a separate toilet, a large walk-in robe, and shutters perfect for leisurely Sunday morning sleep-ins. Adjacent to the master you will find a well-appointed home theatre room to enjoy, separate from the other living areas. A conveniently located study, accessible through its own side door, provides opportunities for a home-based business.

The expansive kitchen offers ample space, complete with overheads, a



**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.



### For Sale

Offers Over \$549,000

### View

[ljhooker.com.au/15GCHND](http://ljhooker.com.au/15GCHND)

### Contact

#### Rebecca Maskell

0437 085 992

[rebecca.maskell@ljhsouthwest.com.au](mailto:rebecca.maskell@ljhsouthwest.com.au)

#### Daniel White

0429 086 856

[daniel.white@ljhsouthwest.com.au](mailto:daniel.white@ljhsouthwest.com.au)

**LJ Hooker Property South West WA**  
**(08) 9791 6880**

dishwasher, and a corner pantry. The living/dining area is generously sized and includes a separate sunroom at the rear. The three minor bedrooms, all queen-sized with built-in robes, cater perfectly to a larger family. The master bathroom, like the rest of the home, is generously sized and impeccably maintained.

Storage is abundant, with a capacious walk-in linen closet and a well-equipped laundry. Outside, the property is thoughtfully designed with a delightful patio area, well-established gardens, fruit trees, and pathways that enhance the overall living experience.

Other features include;

- Reverse cycle air conditioning throughout
- Garden Shed
- Alarm system (Can be monitored)
- Shelving to double garage

Discover the many attributes of this home firsthand! Schedule a viewing today. You won't be disappointed.

## More About this Property

<b>Property ID</b>	15GCHND
<b>Property Type</b>	House
<b>Land Area</b>	569 m <sup>2</sup>

**Rebecca Maskell 0437 085 992**

Sales Consultant | [rebecca.maskell@ljhsouthwest.com.au](mailto:rebecca.maskell@ljhsouthwest.com.au)

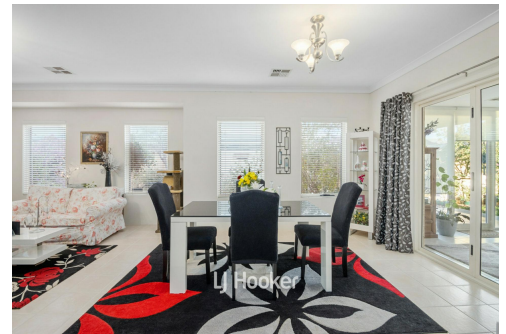
**Daniel White 0429 086 856**

Sales Consultant | [daniel.white@ljhsouthwest.com.au](mailto:daniel.white@ljhsouthwest.com.au)

**LJ Hooker Property South West WA (08) 9791 6880**

130 Victoria Street, BUNBURY WA 6230

[southwestwa.ljhooker.com.au](http://southwestwa.ljhooker.com.au) | [bunbury@ljhsouthwest.com.au](mailto:bunbury@ljhsouthwest.com.au)



**LJ Hooker Property South West WA  
(08) 9791 6880**

**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.