



3 Sewell Road, Dalyellup

Stylish Family Home with Theatre & Alfresco Entertaining!

Enjoy relaxed family living in this well-designed home featuring a spacious open plan kitchen, dining and living area that creates a welcoming hub for everyday living and entertaining. The main bedroom provides a private retreat with a walk-in robe and an ensuite complete with a spa bath, while the minor bedrooms are all fitted with built-in robes for added convenience. A separate theatre room offers the perfect space for movie nights or quiet relaxation.

Easy-care timber-look flooring enhances the modern appeal throughout the main living areas, combining style with practicality. Sliding doors open to an inviting outdoor alfresco entertaining area with exposed concrete, overlooking a lawned backyard that provides plenty of space for children and pets to play or for relaxed outdoor gatherings.

Perfectly positioned close to shops, schools, and the beach, this home delivers the ultimate in lifestyle, convenience, and relaxed family living.

Features:

- Open plan kitchen, dining and living area with cassette air-

4 2 2

FOR SALE

Offers From \$825,000

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

- conditioning
- Main bedroom with walk-in robe and ensuite featuring a spa bath
- Minor bedrooms with built-in robes
- Separate theatre room
- Easy-care timber look flooring throughout main living areas
- Sheer curtains adding a soft, modern touch
- Solar panel system for energy efficiency
- Outdoor alfresco entertaining area with exposed concrete
- Lawned front and backyard with reticulation
- Double lock-up garage with shopper's entrance
- 750m to Dalyellup Primary School*
- 1km to Dalyellup College*
- 2kms to Dalyellup Shopping Centre*
- 2km to the Beach*

Council Rates: \$2,922.51*
 Water Rates: \$1,056.52*
 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 seller's 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	1A8DHND
Property Type	House
Land Area	573 m2

James O'Neill 0451 309 029

Licensed Sales Agent â€“ Bunbury |
 james.oneill@ljhsouthwest.com.au

Milan Kokir 0403 597 101

Associate to James O'Neill â€“ 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

