

## Dalyellup, 33 Naroon Drive

Just Minutes From The Beach & Lake

Discover this quality family home offering the perfect blend of comfort style and convenience for todays modern family.

Architecturally designed with passive solar principals, thoughtfully designed with this in mind. Built in 2006, this home offers open plan living, with numerous features.

Located within walking distance from the beach. This home offers the perfect blend of beach side relaxation and suburban comfort.

A must view!

### FEATURES INCLUDE:

- Large block 855m<sup>2</sup>
- 4 large bedrooms & 2 bathrooms
- Office



**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 \$849,000

**View**  
[ljhooker.com.au/16EWHND](http://ljhooker.com.au/16EWHND)

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

- High ceilings
- 3 entertainment areas
- Split system AC
- Solar panels
- Patio and gazebo
- Caravan/boat port
- Double garage - metal shelving included
- Opposite 2 parks & lake
- Established gardens
- Fencing around the property for security for children and pets
- Cubby house

**Rates:**

Council Rates: Rates:\$3,200\*

Water Rates: \$1,200\*

Approximate only \*

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

<b>Property ID</b>	16EWHND
<b>Property Type</b>	House
<b>House Size</b>	233 m <sup>2</sup>
<b>Land Area</b>	855 m <sup>2</sup>

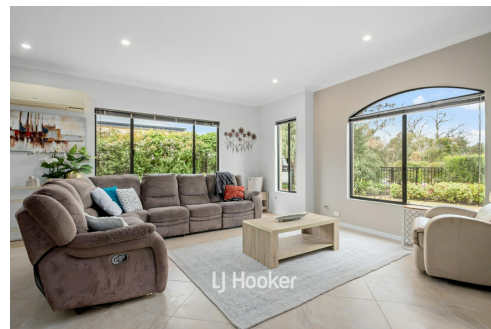
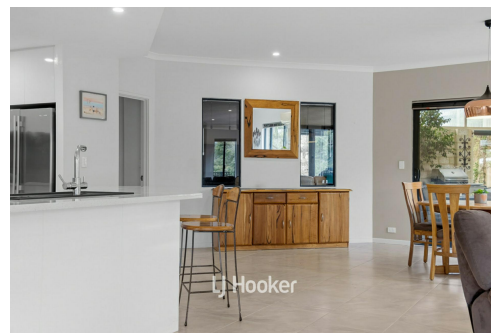
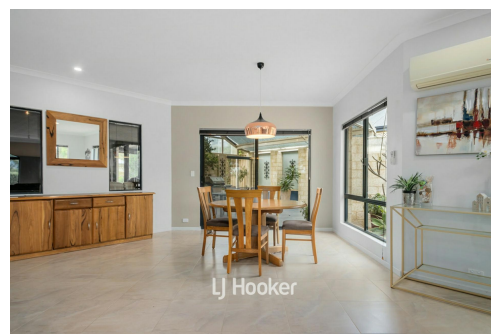
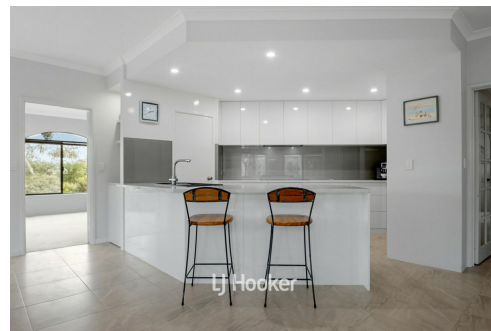
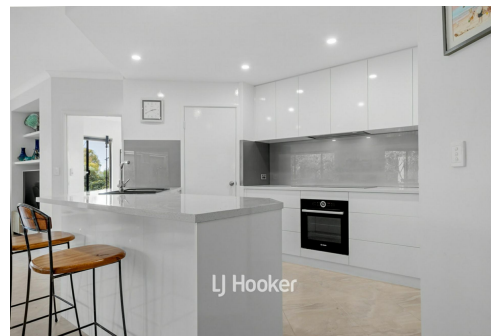
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