



34 Kambany Approach, Dalyellup

## Easy Care Living in a Convenient Dalyellup Location!

Step inside this well presented and impeccably maintained Dalyellup home, offering a functional layout designed for comfortable everyday living. Featuring a spacious open plan kitchen and dining area and a separate formal lounge room for added versatility, this neat and tidy residence is perfectly suited to families, first home buyers, downsizers or investors seeking a move in ready opportunity.

Outside, enjoy easy care living with a covered alfresco entertaining area, low maintenance artificial turf to both the front and back yards, established gardens, a rainwater tank and a handy garden shed. Ideally positioned close to Norton Reserve, local shops and schools, with easily accessible walkways connecting you to nearby amenities, this home delivers lifestyle and convenience in a sought after Dalyellup location.

### FEATURES:

- Well presented and neatly maintained home
- Double lock up garage with shoppers entrance
- Light filled open plan kitchen and dining area
- Separate formal lounge room
- Main bedroom with ensuite and walk-in robe

4  2  2 

### FOR SALE

Offers Over \$799,000

### VIEW

Sat 16th May @ 11:30AM - 12:00PM

### 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.



- Minor bedrooms with built-in robes
- Split system air-conditioning to second bedroom
- Ceiling fans throughout
- Solar panels
- Easy care tiled flooring
- Outdoor alfresco entertaining area
- Lean to pergola on eastern side
- Artificial turf front and back for low maintenance living
- Established gardens and rainwater tank
- Handy garden shed for extra storage
- Ideal for first home buyers, downsizers or investors
- Easy access walkways to nearby amenities
- 900m to Dalyellup Shopping Centre\*
- 1.1km to Tuart Forest Primary School\*

Council Rates: \$2,813.96\*

Water Rates: \$1,022.06\*

- 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	1AFVHND
Property Type	House
Land Area	465 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

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130 Victoria Street, BUNBURY WA 6230  
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au

