



## Dalyellup, 37 Maidment Parade

Your Dream Home on 2,030m<sup>2</sup> in Dalyellup!

Nestled in the highly sought after suburb of Dalyellup, this enchanting property combines comfort, practicality, and abundant space. Sprawled across a magnificent 2030m<sup>2</sup> block, this 3-bedroom, 2-bathroom home is a serene retreat, ideal for families or anyone craving a lifestyle upgrade. With its carefully designed interiors and breathtaking outdoor spaces, this home is ready to welcome you.

The heart of the home is its open plan living, dining, and kitchen area, bathed in natural light from an abundance of windows that frame the lush greenery outside. The kitchen is a chef's delight, featuring ample storage, a walk-in pantry, and generous bench space perfect for cooking and entertaining.

Step outside to discover the beautifully landscaped gardens, complete with flourishing fruit trees and multiple tranquil spots to sit, unwind, and soak in the serene surroundings.



**For Sale**  
From \$1.1 Mil

**View**  
[ljhooker.com.au/16R7HND](http://ljhooker.com.au/16R7HND)

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**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.

## PROPERTY FEATURES:

- Wood fire to the living area
- Ducted reverse-cycle air conditioning throughout, with 4 separate zones
- Expansive theatre room
- High ceilings
- Spacious and inviting master bedroom
- Very generously sized ensuite adjoining the master
- Semi-ensuite to the second bedroom
- Security system
- Roller shutters to the master, ensuite bathroom window and second bedroom
- Solar panels
- Horseshoe driveway providing easy access and extra parking space.
- Bitumen-paved side access
- Powered shed (8m x 10m)\*
- Spacious laundry with bench space and storage on either side

Council Rates: \$3,120.42

Water Rates: \$1,145.75

\* Estimates

This property offers more than just practicality; it delivers an enviable lifestyle. The expansive block provides endless opportunities for growth, play, and relaxation. Whether you're enjoying a quiet moment under the shade of the trees or working on a project in the shed, 37 Maidment Parade is a home where cherished memories are made.

A Location That Ticks Every Box! Dalyellup is a vibrant coastal suburb that effortlessly blends stunning beaches, lush natural landscapes, and a welcoming community vibe. It's home to parks, scenic walking and cycling trails, a bustling shopping precinct, and local schools. With the Bunbury CBD just a short drive away, you'll enjoy the perfect balance of convenience and coastal charm.

Don't miss this incredible opportunity to own a slice of paradise. Contact James O'Neill today at 0451 309 029 to arrange your viewing and take the first step toward making this dream home your reality.

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.



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## More About this Property

|               |   |
|---------------|---|
| Property ID   | 16R7HND   |
| Property Type | House   |
| House Size    | 228 m2  |
| Land Area     | 2030 m2   |
| Including     | Ducted Cooling<br>Ducted Heating<br>Alarm<br>Solar Panels |

### James O'Neill 0451 309 029

Sales Consultant | james.oneill@ljhsouthwest.com.au

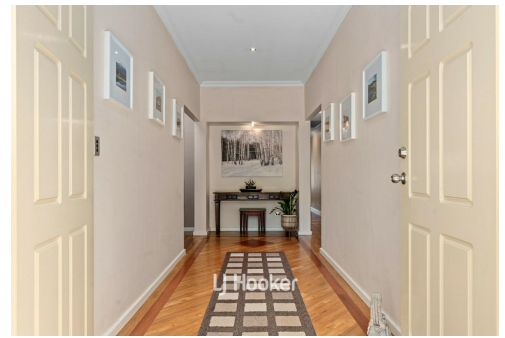
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