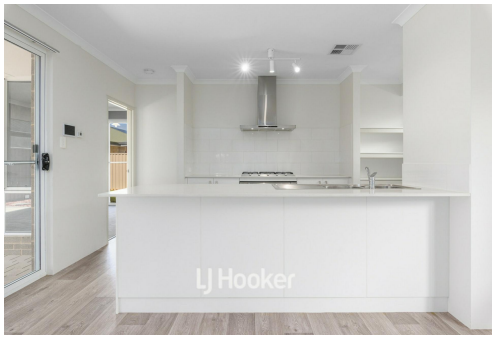








Dalyellup, 44 Murtin Road

VACANT POSSESION AVAILABLE AT SETTLEMENT!

3 2 2

For Sale
Please Call

View
ljhooker.com.au/164NHND

Contact
Steve Germon
0417 950 949
steve.germon@ljhsouthwest.com.au

That's correct, this property is ready to go for the new owners. Super convenient location close to the Dalyellup shopping precinct and a short stroll to local primary & high schools, parks & easy access onto Bussell Highway. This property is a must see if you are looking to buy in Dalyellup!

A perfect buy for first home buyers, investors, downsizers or will even suit a family home. This very low maintenance 3-bedroom, 2-bathroom property is only 4 years young and is packed full of those awesome features people love to have included in their home.

Other fantastic features include:
- Reverse cycle ducted air-conditioning
- Solar panels
- Water filtration system
- Large main bedroom with a walk-in robe with plenty of clothing storage, ensuite with a

LJ Hooker

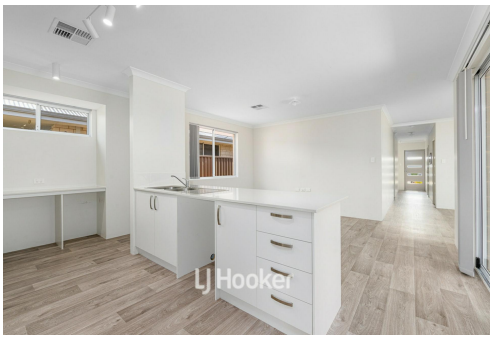
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(08) 9791 6880

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.

large walk-in shower and separate toilet
- Minor bedrooms complete with built in robes
- Well-appointed kitchen complete with stone bench tops, 900mm stainless steel appliances, dishwasher recess and a large walk in pantry/scullery area
- The kitchen overlooks the main lounge & dining area with easy direct access through to the paved outdoor living area
- Well positioned main bathroom & laundry
- Separate sunken front theatre room
- Double lockup garage with direct entry into the home, plus rear roller door access to the back yard
- Reticulated front & back lawns, making for a great lock & leave property

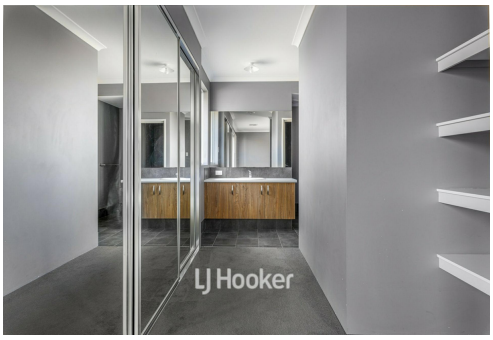
Don't delay with registering your interest for this great package home in Dalyellup, it will not last long!!
Call, text, or email exclusive agent, Steve Germon today —0417 950 949.
Council Rates - $2,227.55, Water Rates - $736.20

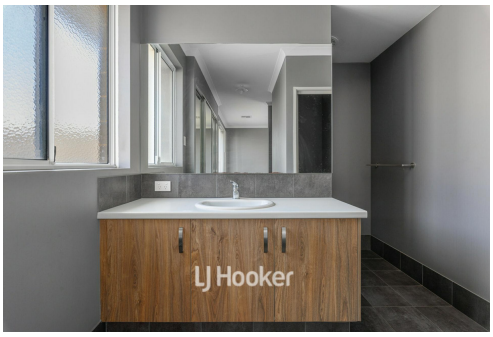
Disclaimer —whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the sellers agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.











More About this Property

Property ID	164NHND
Property Type	House
House Size	198 m²
Land Area	400 m²
Including	Ensuite Toilets (2)

Steve Germon 0417 950 949
Sales Consultant | steve.germon@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

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44 Murtin Road, Dalyellup



TOTAL AREA : 198.30m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout.
All enquiries must be directed to the agent, vendor or party representing this floor plan.

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