

44 Murtin Road, Dalyellup

The Ultimate Market Pleaser!

Positioned in a convenient and family-friendly pocket of Dalyellup, this modern residence offers exceptional accessibility, just minutes from Dalyellup Shopping Centre, local schools, parks, and with easy access to Bussell Highway. Perfectly suited to first-home buyers, investors, downsizers, or growing families, it presents an excellent opportunity to secure a quality home in a well-established and thriving community.

The home has been thoughtfully designed for effortless, low-maintenance living. Combining contemporary finishes with practical functionality, it is ideal for those seeking a lock-and-leave lifestyle without compromising on comfort or space.

Property features include:

- Reverse-cycle ducted air conditioning throughout
- Solar panel system and water filtration system
- Generous master suite complete with a walk-in robe and private ensuite
- Minor bedrooms complete with built-in robes
- Stylish kitchen featuring stone benchtops, 900mm stainless steel appliances, and a large walk-in pantry/scullery
- Light-filled open-plan living and dining area flowing seamlessly to the outdoor entertaining space

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FOR SALE

Offers Over \$750,000

VIEW

Sat 4th Jul @ 10:30AM - 11:00AM

AGENTS

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

Danny Germon
0418 670 014
danny.germon@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.



- Separate sunken theatre room
- Double lock-up garage with rear roller door access
- Reticulated front and rear lawns for easy-care maintenance
- New security cameras

Offering modern comfort, quality finishes, and an impressive range of practical extras, this near-new home presents an outstanding opportunity to enjoy a relaxed and convenient Dalyellup lifestyle.

Disclaimer - The images used are from a previous marketing campaign and may not be entirely accurate. 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 DETAILS

Property ID	1AUZHND
Property Type	House
House Size	198 m2
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Built-in-Robes
	Remote Garage
	Solar Panels

Steve Germon 0417 950 949

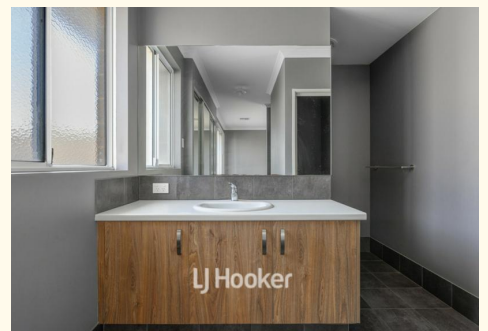
Sales Consultant â€“ Bunbury | steve.germon@ljhsouthwest.com.au

Danny Germon 0418 670 014

Sales Consultant â€“ Bunbury | danny.germon@ljhsouthwest.com.au

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



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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.

 **LJ Hooker**