




## Dalyellup, 7 Tobar Road

### Coastal Living with Ocean Views

4  2  2 

Perfectly positioned just 200m from the beach, this 4 bedroom, 2 bathroom home offers the ultimate blend of comfort and convenience. Enjoy ocean views from the private balcony, providing a perfect spot to relax and take in the scenery. Designed for comfort and versatility, the spacious open-plan living area flows seamlessly into a large alfresco, overlooking the pool, perfect for families or entertaining guests.

Situated in the desirable coastal pocket of Dalyellup, this home is just minutes from parks, schools, shops, and scenic coastal walkways. With a perfect blend of style, functionality, and prime location, it's a rare opportunity not to be missed!

#### PROPERTY FEATURES:

- Open plan living area
- Loft area
- Balcony with ocean views



**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**  
Please Call \_\_\_\_\_

**View**  
[ljhooker.com.au/17AZHND](http://ljhooker.com.au/17AZHND)

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

- Security screen doors
- Ducted reverse cycle A/C
- Below ground pool
- Poured limestone paving
- 7.5m x 7.5m x 3.15m heigh powered shed with side access
- Approximately 200m to the beach\*
- Less than 2km to Dalyellup Primary School\*
- Approximately 3km to Dalyellup College\*
- Approximately 3km to Dalyellup Shopping Centre\*

Rates:

Council Rates: Rates: \$3120.42\*

Water Rates: \$1,120.37\*

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 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	17AZHND
Property Type	House
Land Area	720 m2

**James O'Neill 0451 309 029**

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

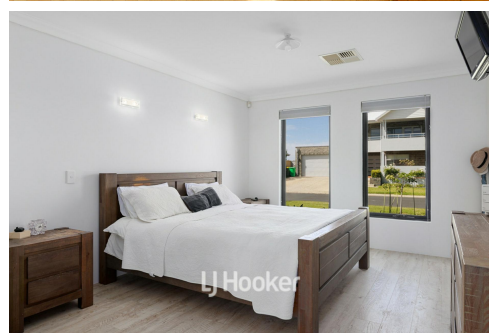
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