



9 Matara Street, Dalyellup

Stylish Family Home with Pool & Alfresco

Positioned in the sought-after coastal suburb of Dalyellup, this beautifully presented home offers a wonderful balance of comfort, style and relaxed family living. Set behind a fully enclosed grassed front yard, the home enjoys privacy while providing a secure space for children and pets to play.

Inside, the light-filled open plan kitchen, living and dining area forms the heart of the home, creating an inviting space for everyday living and entertaining. A cosy woodfire adds warmth and charm through the cooler months, while split system air conditioning to both the main bedroom and living area ensures year-round comfort.

A separate theatre or activity room provides valuable flexibility, ideal for movie nights, a kids' retreat or a quiet second living space. Outdoors, the generous alfresco entertaining area is low-maintenance and overlooks the sparkling pool, the perfect spot to relax, entertain friends, and enjoy a carefree lifestyle.

FEATURES:

- Fully enclosed grassed front yard
- Open plan kitchen, living & dining

4  2  2 

FOR SALE
From \$799,000

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.

 **LJ Hooker**

- Main bedroom with ensuite & walk-in-wardrobe
- Split system A/C to main bedroom & kitchen/dining
- Woodfire place
- Theatre/activity room
- Sheer curtains
- Outdoor entertaining alfresco
- Below ground pool
- Extra deep double lock up garage

Council Rates: \$3,112.50*

Water Rates: \$794.83*

- 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	1A6UHND
Property Type	House
Land Area	375 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

LJ Hooker Property South West WA (08) 9791 6880

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



