



93 Beraking Loop, Dalyellup

## Modern, Easy Care Living in Dalyellup

Welcome to 93 Beraking Loop, Dalyellup a modern and low maintenance four bedroom, two bathroom home offering comfortable, practical living in a convenient location. Whether you are a first home buyer looking for a place to call your own, a downsizer wanting an easy lock and leave lifestyle, or simply searching for a well designed home close to everyday amenities, this property is well worth a look.

The galley style kitchen sits at the heart of the home, overlooking the family and dining area to create a seamless connection between cooking, dining and everyday living. Stylish and practical, it offers generous bench and cupboard space, a large breakfast bar, gas cooktop, oven and dishwasher. From the kitchen, a convenient walk through leads directly to the laundry and an open shelved pantry/scullery, providing excellent additional storage and functionality while keeping everything within easy reach.

With two separate living areas, there is plenty of flexibility for families, with room to spread out and enjoy your own space. A wood fire adds warmth and character during the cooler months, while reverse cycle air conditioning provides year round comfort.

4 2 2

### FOR SALE

Please Call

### AGENTS

Melanie Shorter

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### AGENCY

LJ Hooker Property South West WA  
(08) 9791 6880

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



The master bedroom is privately positioned and features a walk in robe and ensuite, while the three minor bedrooms include built in robes. The family bathroom offers a separate bath and shower, whilst a generous size linen cupboard provides great storage space for family needs.

Outside, this easy care block means less time spent on maintenance and more time enjoying your weekends. The alfresco area provides a great spot for relaxed outdoor dining, while the backyard includes a dedicated children's play area complete with sandpit and blackboard a simple but thoughtful addition for young families.

A double garage, modern finishes and a practical floorplan complete the package, all positioned within easy reach of Dalyellup's shops, schools, parks and everyday conveniences.

#### Features You Will Love

- Walk in robe to the master bedroom and ensuite
- Built in robes to minor bedrooms
- Two separate living areas
- Modern open plan kitchen, dining and living
- Dishwasher, gas cooktop and ample bench space
- Reverse cycle air conditioning in living
- Wood fire
- Laundry with pantry and scullery
- Alfresco area
- Childrens play area with sandpit and blackboard
- Easy care, low maintenance block

Offering modern comfort without the burden of a high maintenance property, 93 Beraking Loop is an appealing option for first home buyers, young families and downsizers alike. With a versatile layout, plenty of everyday comforts and a location that keeps you close to everything you need, this is a home designed to make life that little bit easier.

Contract me to arrange a viewing of this property that simply makes sense, move in, settle down and enjoy.

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   | 1B7HHND              |
| Property Type | House                |
| House Size    | 186 m2               |
| Land Area     | 379 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (22)         |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |

**Melanie Shorter 0423 943 472**

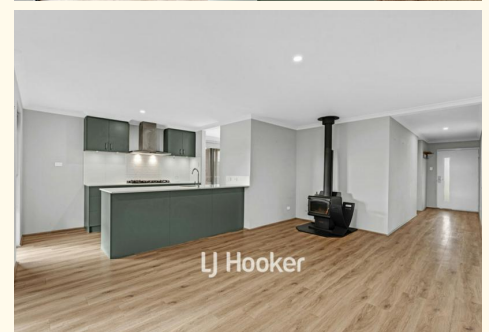
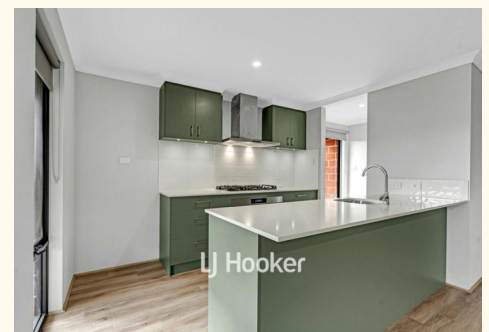
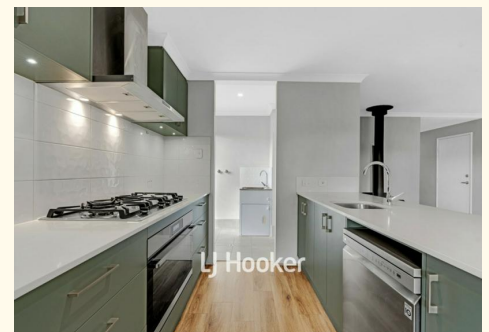
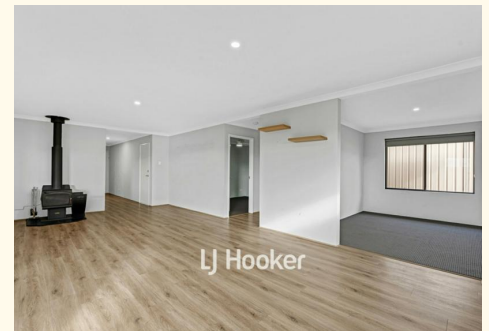
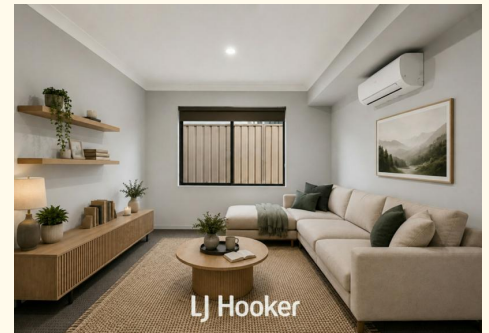
Sales Assistant to Matt Blackford |

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