

1/18 Kambany Approach, Dalyellup

Location, Lifestyle & Low Maintenance Living




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Positioned in a well maintained, small strata complex, this beautifully presented 3 bedroom, 2 bathroom home offers the perfect combination of convenience, comfort and easy care living. Occupying the front position and enjoying its own road frontage, this home feels independent from the neighbouring residences while providing all the benefits of a secure, low maintenance lifestyle.

Built in 2014 and designed with modern living in mind, the home welcomes you with a spacious entrance hall featuring stylish cool grey floor tiles that flow seamlessly throughout the passageways and open plan living area. The contemporary kitchen is both functional and practical, boasting a large fridge recess, stainless steel gas cooktop, electric oven, rangehood and ample bench space for everyday living and entertaining.

The light filled open plan living and dining area creates the perfect space for family gatherings or relaxing after a busy day, complete with split system air conditioning for year round comfort.

All three bedrooms are generously sized and feature built in robes, while the two modern bathrooms showcase stylish tiling and glass shower screens, adding a touch of sophistication throughout the home.

3  2  2 

FOR SALE

Offers Over \$679,000

VIEW

Sat 13th Jun @ 11:00AM - 12:00PM

AGENTS

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AGENCY

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(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.



Outside, you'll discover one of the property's standout features a fully paved backyard with absolutely no lawns or gardens to maintain. This makes it an ideal lock and leave residence for FIFO workers, busy professionals, downsizers or savvy investors seeking a low maintenance addition to their portfolio. The covered alfresco area provides the perfect setting for weekend barbecues and outdoor entertaining.

The double lock up garage offers secure parking with convenient shopper's entry directly into the home, plus a rear PA door providing easy access to the backyard and clothesline area.

Property Features:

- Front position home with its own road frontage
- Built in 2014
- 3 spacious bedrooms with built-in robes
- 2 modern bathrooms with stylish finishes
- Functional kitchen with large fridge recess
- Stainless steel gas cooktop, electric oven & rangehood
- Open plan living and dining area
- Split system air conditioning
- Cool grey tiled flooring throughout living areas and passage
- Double lock up garage with shopper's entrance
- Rear PA door to backyard access
- Covered alfresco entertaining area
- Fully paved, low maintenance backyard
- Ideal investment, downsizer or FIFO property

Location, Location, Location!

Situated right alongside a lovely park and walking trail, this home offers a fantastic lifestyle opportunity. Enjoy the convenience of being just a short stroll to Dalyellup Shopping Centre, restaurants, cafés, fitness facilities, medical services and more.

Whether you're looking to invest, downsize or secure a modern home with minimal upkeep, this outstanding property deserves your inspection.

Low maintenance living in a prime location, don't miss your opportunity to secure this fantastic 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 DETAILS

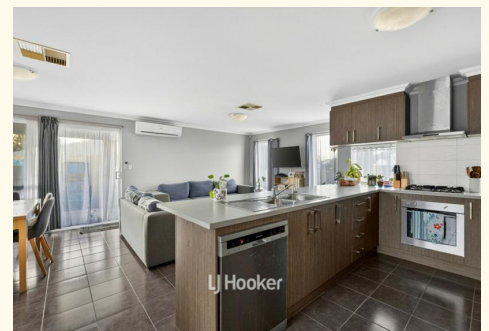
Property ID	1APQHND
Property Type	House
House Size	115 m2
Land Area	297 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Fully Fenced
	Remote Garage

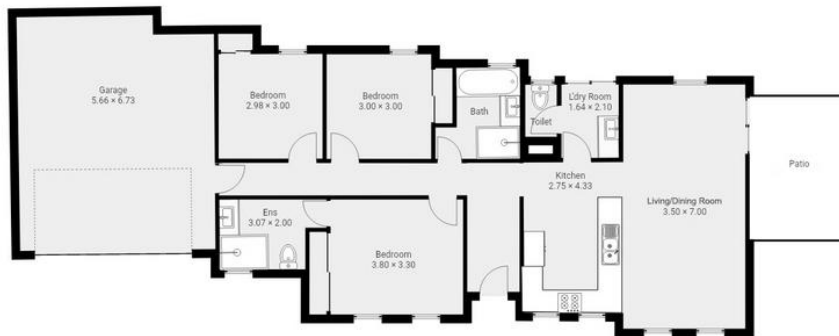
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Sales Consultant â€“ Bunbury/Collie |
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Please note this floor plan is for marketing purposes and is to be used as a guide only. Measurements are approximate and are for illustrative purposes only.