



55 Tramontane Approach, Dayton

Modern comfort & entertainer's lifestyle in the heart of Dayton

Welcome to a home that perfectly combines modern comfort, stylish finishes, and relaxed family living in one of Dayton's most sought-after pockets. Positioned on a generous 363sqm approx. block with an impressive 200sqm approximately building area, this beautifully presented residence offers spacious interiors, quality upgrades, and an inviting indoor-outdoor lifestyle ideal for families, first home buyers, downsizers, and investors alike.

Property Features

- Stylish 3-bedroom, 2-bathroom home with 2-car accommodation
- Generous 363sqm approx. block with 200sqm approx. building area
- Welcoming frontage with timber decking entrance
- Hybrid flooring throughout common living areas
- High ceilings, enhancing natural light and spaciousness
- Spacious master suite with his & her walk-in robes and private ensuite
- Two additional generously sized bedrooms with built-in robes
- Modern second bathroom with bath, shower, and single vanity
- Sunken theatre room with impressive pendant lighting
- Spacious open-plan family, dining, and kitchen area with elegant

3  2  2 

FOR SALE

Expressions of Interest

VIEW

Sat 13th Jun @ 12:30PM - 1:00PM

AGENTS

Sanjay Chaudhary
0481 194 439
sanjay@ljhvicpark.com.au

AGENCY

LJ Hooker Victoria Park | Belmont (WA)
(08) 9473 7777

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.



- sheer curtains
- CCTV camera system and alarm security installed

Stylish Kitchen Features

- Wide stone benchtop
- 900mm oven and 5-burner cooktop
- Recess for double fridge
- Spacious pantry with ample storage

Outdoor & Entertaining Features

- Alfresco under the main roof with timber decking
- Low-maintenance backyard with synthetic lawn
- Fish pond with stunning stone-cladding feature wall
- Built-in raised seating arrangements
- Established trees creating a peaceful outdoor retreat

Additional Features

- Extra-wide double garage with high ceilings
- Rear roller door access to the backyard
- LED lighting throughout
- Ducted reverse-cycle air conditioning with heating and cooling

Location Highlights

- Walking distance to local parks, playgrounds, and community spaces
- 2 Minutes to Dayton Primary School.
- 3 Minutes to Dayton Shopping Centre.

Outgoings:

- Council Rates: \$2,300.00 p.a. approx.
- Water Rates: \$1,148.00 p.a. approx

IF YOU WOULD LIKE TO MAKE AN OFFER OR DOWNLOAD A COPY OF THE CONTRACT, PLEASE USE THIS URL

<https://prop.ps/1/3tcQ0NHJHms>

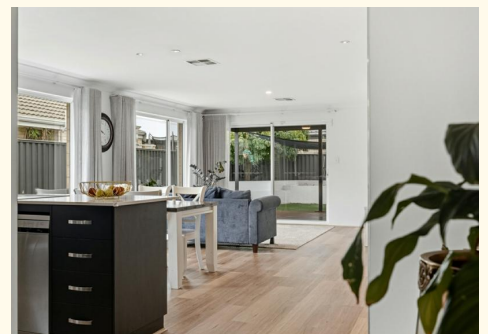
DISCLAIMER: This information has been prepared for advertising and marketing purposes only and is believed to be accurate; however, no warranty or representation is made as to its correctness. Interested parties should make their own independent enquiries and satisfy themselves in all respects. The agent and vendor accept no liability for any errors or omissions.

MORE DETAILS

Property ID	5GYMFFB
Property Type	House
Land Area	363 m2
Including	Ensuite Air Conditioning Alarm Outdoor Entertaining Built-in-Robes

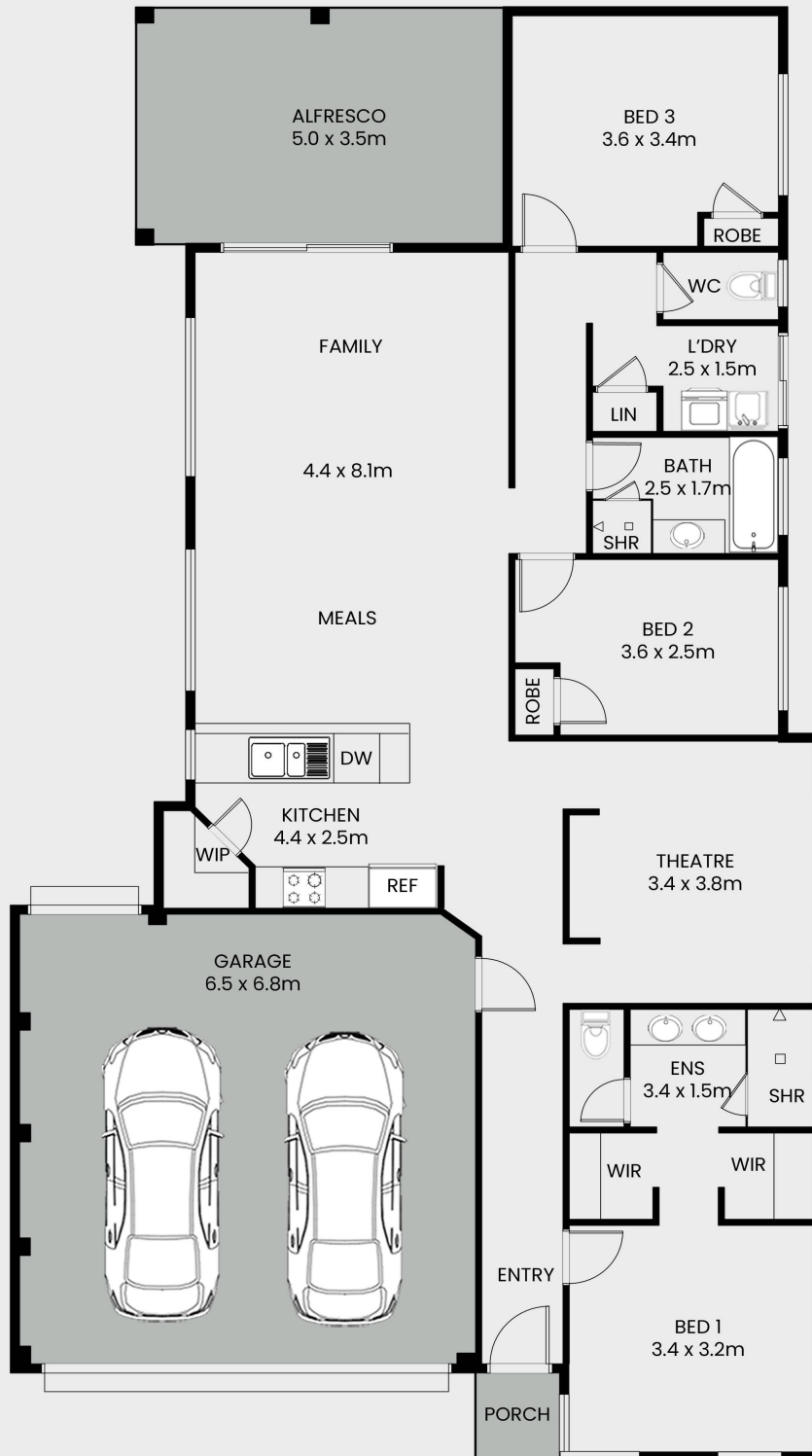
Sanjay Chaudhary 0481 194 439
Sales Consultant | sanjay@ljhvicpark.com.au

LJ Hooker Victoria Park | Belmont (WA) (08) 9473 7777
288 Albany Highway, VICTORIA PARK WA 6100
victoriapark-belmontwa.ljhooker.com.au |
reception@ljhvicpark.com.au



55 Tramontane Approach, Dayton

HOUSE AREA : 138.15 m²
GARAGE : 44.52 m²
ALFRESCO : 17.55 m²
PORCH : 1.44 m²
TOTAL : 201.66 m²



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.

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.

