

## Usher, 4 Dermer Place

### Versatile Family Home with Granny Flat and Workshop

If you're searching for a home that accommodates a large family or provides flexible living options, this property has everything you need and more.

Nestled in the serene Ocean Close neighbourhood, this well-maintained five-bedroom, two-bathroom home offers generous space and comfort. With multiple living areas, a large kitchen, expansive verandas, and numerous upgrades, it's thoughtfully designed for relaxed family living.

A standout feature of this property is the separate, fully self-contained brick granny flat. Complete with a full-size kitchen, a spacious living area, a master bedroom with built-in robes and ensuite, plus additional storage, it's perfect for extended family members or guests. Alternatively, it presents a fantastic opportunity for rental income for the savvy investor.

6 3 2

**For Sale**  
\$799,000

**View**  
[ljhooker.com.au/16G1HND](http://ljhooker.com.au/16G1HND)

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**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.

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



Set on a large block, this property also features ample parking, including a double garage with electric doors. A spacious workshop at the rear is perfect for hobbies or additional storage.

#### Other Features Include:

- 5 bedrooms, 2 bathroom
- Master bedroom with private ensuite
- Main bathroom featuring both a shower and bathtub
- Multiple living spaces
- Secure and private living with security screens throughout
- Plenty of storage, including built-in robes in all bedrooms
- Reverse-cycle air conditioning in the main home, with a split system in the granny flat
- Secure veranda area and fully enclosed grassed backyard
- Large workshop space at the rear for additional functionality

This property offers not only a comfortable family lifestyle but also the versatility for multi-generational living or investment potential. It's truly a rare find in a quiet, sought-after location. For more information, please contact your dedicated agent Rebecca Maskell.

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 About this Property

Property ID	16G1HND
Property Type	House
Land Area	837 m2

#### Rebecca Maskell 0437 085 992

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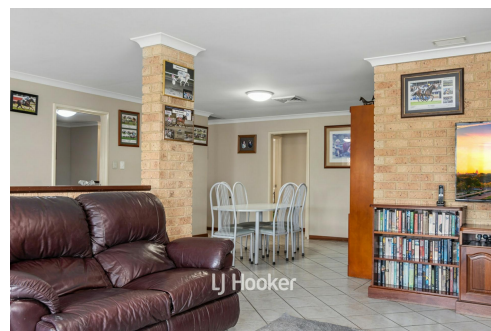
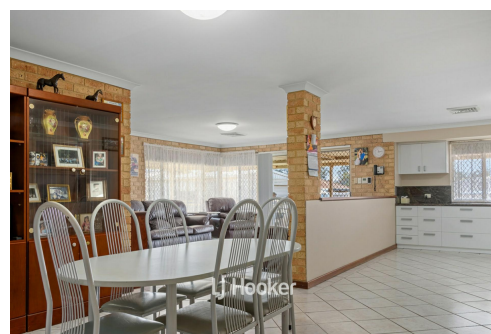
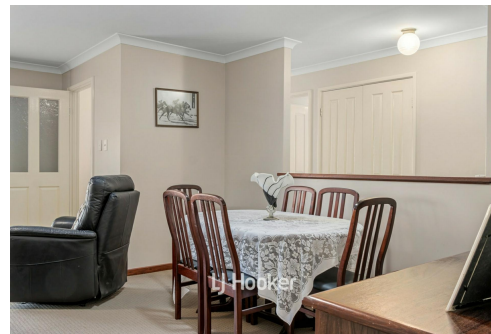
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## 4 DERMER PLACE, USHER, WA 6230

**TOTAL: 241 m<sup>2</sup>**

**FLOOR 1: 241 m<sup>2</sup>**

**EXCLUDED AREAS: GARAGE: 33 m<sup>2</sup>, PATIO: 91 m<sup>2</sup>, PORCH: 22 m<sup>2</sup>**

MEASUREMENTS ARE CALCULATED USING ADVANCED TECHNOLOGY BY EVENTUALLY CREATIVE. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.