



1 Canning Street, Yalyalup

1 Canning Street, Yalyalup Contemporary Family Living in "Provence Estate"

Welcome to this beautifully presented Plunkett-built home, completed in 2015 and set on a generous 645m² corner block with dual access and full fencing-perfect for families seeking space, comfort and modern living.

The Kitchen

Designed for functionality and style, the kitchen offers:

- Laminate benchtops
- Abundant drawers and storage
- Generous walk-in pantry
- Wide fridge recess
- Dishwasher
- 900mm electric oven & gas cooktop
- Stainless steel rangehood
- Large island breakfast bar ideal for entertaining

Living & Dining

Enjoy a light-filled and spacious open-plan living area featuring:

- Sweeping central lounge and dining zone
- Cosy wood fire as the heart of the home

4 2 2

FOR SALE

Offers From \$950,000

AGENTS

Karen Kemp
0417 178 098
karen.kemp@ljhsouthwest.com.au

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.

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- Separate theatre/games room
- Dedicated office/study for work or homework needs

Bed & Bath

Thoughtfully designed for the modern family:

- Four generous bedrooms
- Minor bedrooms with built-in robes
- Minor bathroom with bathtub
- Master suite with walk-in robe
- Ensuite with dual vanities
- Separate toilet
- Master bedroom with sliding door access to the alfresco
- Quality carpets throughout all bedrooms

Features You'll Love

- " Quality sheers, blinds, and shutters throughout
- " Neutral contemporary colour palette to suit any décor
- Ducted reverse-cycle air conditioning to entire home
- Wood fire for warmth and atmosphere
- LED lighting throughout
- North-facing pitched-roof alfresco with exposed aggregate
- Approx. 7m x 5m powered shed with epoxy flooring
- Side access to shed via double gates
- Aggregate driveway
- Double garage with secure internal access
- Easy-care reticulated lawns
- Insulated ceiling
- Instant gas hot water
- Fibre optic cabling throughout for fast connectivity
- Hybrid flooring to high-traffic areas
- Plush carpets to remaining rooms

Located in the sought-after, family-friendly Provence Estate, you'll enjoy proximity to Georgiana Molloy Anglican School (K—12), sporting grounds, walking and cycle paths, and just a short drive to the Busselton CBD and iconic Busselton Jetty.

Private inspections only - contact me today to arrange your viewing.

MORE DETAILS

Property ID	19AVHND
Property Type	House
House Size	220 m2
Land Area	645 m2
Including	Ensuite Toilets (2)

Karen Kemp 0417 178 098

Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

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



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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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