

1 Mary Road, Yalyalup

EASY FAMILY LIVING WITH SPACE FOR THE BOAT OR CARAVAN

Set on a generous corner block in the family-friendly Yalyalup community, 1 Mary Road brings together space, comfort and easy everyday living. Built in 2012 and beautifully maintained, this three-bedroom, two-bathroom home has all the practical extras families and entertainers look for, including side access, a separate theatre and a fantastic outdoor entertaining area.

- 514 sqm corner block with side access for caravan or boat
- 3 bedrooms, 2 bathrooms including master ensuite
- Stone kitchen benchtops, vinyl plank flooring and separate theatre room
- Split system air-conditioning, ceiling fans and solar panels
- Paved 6m x 4m patio overlooking the backyard
- Double garage plus security screens to the front and rear doors

At the heart of the home, the open-plan family and dining area creates a comfortable space for everyday living. Vinyl plank flooring adds a clean, modern feel, while split system air-conditioning keeps things comfortable through the seasons. Sliding doors connect the living area directly with the patio, making the transition from inside to

3 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.



out simple when friends and family come around.

The kitchen is practical, well appointed and ready to work. Stone benchtops provide plenty of preparation space, complemented by a gas cooktop, electric oven, dishwasher, built-in pantry and breakfast bar. Whether it's the morning rush or a relaxed weekend dinner, everything is positioned to make life that little bit easier.

The king-sized main bedroom offers a private retreat with a walk-in robe, blinds and an easy-care ensuite. Bedrooms two and three are both queen-sized, with built-in robes and soft carpet underfoot. Add in the separate theatre room and you've got valuable flexibility for movie nights, a kids' zone, games room or even a dedicated home office.

Outside is where this home really earns its lifestyle credentials. The paved 6m x 4m patio gives you plenty of room for the barbecue and outdoor setting, while reticulated lawn create an inviting backyard for kids and pets. Better still, the corner position provides convenient side access, giving you somewhere to keep the caravan or boat without taking over the backyard.

There's plenty to like about the location too. Yalyalup puts families within easy reach of local parks, walking and cycling paths and schooling, with Georgiana Molloy Anglican School located within the suburb. Busselton's town centre, the shores of Geographe Bay and the Busselton foreshore are less than 10mins drive away, giving you easy access to beaches, cafés, restaurants and everything that makes the South West lifestyle so appealing.

Comfortable, practical and ready to enjoy, 1 Mary Road is the kind of home that makes everyday living EASY.

Whether you're searching for your forever home or an investment opportunity, don't miss your chance to view this exceptional property - call Jeremy Lloyd 0414 651 458 today!

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	1B88HND
Property Type	House
Land Area	514 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Solar Panels

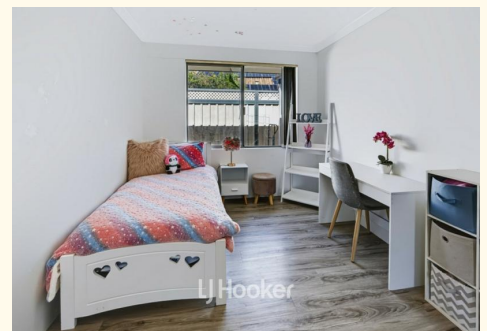
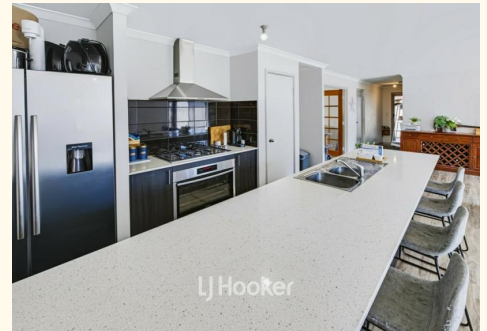
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