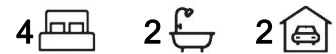


Yalyalup, 12 Warlu Grove

Live in a Private Quiet Area



Situated in tall timber country and buffed by established trees and shrubs for added privacy is this very spacious family home. A short drive approx. 2.9kms to private schooling at Georgiana Molloy Anglican school K-12.

Busselton's CBD is only approx. 7kms where there is abundance of shops, restaurants, public amenities and the famous Busselton Jetty.

For Sale
Please Call _____

View
ljhooker.com.au/17WKHND

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

KITCHEN

- *900mm electric oven
- *Gas cooktop
- *Stainless steel rangehood
- *Microwave recess
- *Utility cupboard
- *Buil-in pantry



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(08) 9791 6880

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- *Wide fridge recess
- *Loads of bench space and cupboard space
- *Vinyl wrap bench tops
- *Dishwasher
- *Overhead feature pendant lights

BED 'N' Bath

4 x bedrooms 2 x bathrooms

Master

- *Generous size light bright master bedroom
- *Resort style ensuite
- *Dual vanities
- *Spa bath
- *Dual shower heads
- *Tiled floor to ceiling
- *Heat lamps
- *Walk-in robe
- *Double doors leading out to verandah

3 Minor Bedrooms all spacious in size with double-door robes and carpet though all

Minor Bathroom

- *Bath
- *Single vanity
- *Separate toilet

LIVING AREAS

- *Activity room amongst minor bedrooms
- *Massive walk-in linen cupboard
- *Sweeping central open plan living
- *Wood fire to centre family conversation
- *Games room with double wooden French glass doors
- *Tiled throughout high traffic areas, perfect for allergy sufferers and pets
- *Office/Study/Nursery
- *Formal lounge room carpeted, double glass French doors

FEATURES INSIDE AND OUT

- *Solar panels 6.6kv
- *New ducted reverse cycle air conditioning throughout
- *Down lights throughout, mostly LED
- *Stately tiled wide entry
- *Bore with reticulation connected
- *Double door garage, electric roller door, internal access
- *Approx. 2 acre fenced paddock with water
- *18m x 8m powered shed/workshop
- *Vegie patch, fruit trees
- *Heavenly tree bush buffers surround property for privacy
- *Chook run
- *Rainwater feeds house, no mains water
- *Septic leach drains



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- *Extra retic near entry for all year-round greenery
- *Bore professionally maintained and serviced regularly
- *Replaced pumps recently
- *Water tank professionally cleaned recently

So come live in a private quiet area where you can have pets and some livestock on this establish fully fenced 5-acre lot. Kids can roam, grow and explore safely.

Call Karen Kemp for private inspections only.

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	17WKHND
Property Type	House
House Size	288 m2
Land Area	2.2 hectare
Including	Study Air Conditioning Ducted Cooling Ducted Heating Spa Dishwasher Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Solar Panels Water Tank Liveability

Karen Kemp 0417 178 098
Sales Consultant - Busselton | karen.kemp@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880
130 Victoria Street, BUNBURY WA 6230
southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au



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TOTAL: 274 m²
FLOOR 1: 274 m²

EXCLUDED AREAS: GARAGE: 42 m², COVERED PATIO: 68 m², PORCH: 13 m²

Prepared For The Exclusive Use Of LJ Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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