




15 Lavender Gardens, Yalyalup

Spacious Family Living with Premium Finishes in Sought-After Yalyalup

Set on a generous 695sqm block in a quiet Yalyalup pocket, this beautifully maintained Ventura-built home delivers the perfect balance of space, style, and functionality for modern family living. Thoughtfully designed with multiple living zones and quality finishes throughout, it offers a relaxed lifestyle just minutes from Busselton's coastline and town centre.

- Large 695 sqm block with side access through the garage
- 4 bedrooms, 2 bathrooms including king-sized master with ensuite
- Spotted gum flooring and soaring 32-course ceilings
- Split system air conditioning and ceiling fans throughout
- Solar panels with inverter keep energy cost low
- Spacious 3x5m decked alfresco ideal for entertaining
- Powered shed with mezzanine, plus theatre, study and activity room

Step inside to discover a warm and inviting interior where natural light and quality materials create an immediate sense of home. The heart of the property is a well-appointed chef's kitchen featuring 900mm appliances, stone benchtops, walk-in pantry, double fridge recess,

4  2  3 

FOR SALE

Please Call

AGENTS

Jeremy Lloyd

0414 651 458

jeremy.lloyd@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA

(08) 9791 6880

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**

and breakfast bar, all overlooking the open-plan living and dining area enhanced by rich spotted gum flooring.

The king-sized master suite offers a private retreat, complete with walk-in robe, ceiling fan, and a stylish ensuite showcasing stone benchtops, double vanity, and double shower. Three additional queen-sized bedrooms are thoughtfully positioned, each with built-in robes, ceiling fans, and soft carpet underfoot, making them ideal for growing families.

Multiple living zones provide flexibility for every stage of family life, including a dedicated theatre room for movie nights, a separate study or home office, and an activity room perfect for kids or hobbies.

Outdoors, the home continues to impress with a covered decked alfresco featuring a striking ceiling detail, creating a comfortable space for year-round entertaining. The powered shed with mezzanine offers excellent storage or workshop potential, with convenient access via the garage and side driveway, ideal for securely parking a 4WD, trailer, or creating the ultimate man cave. Reticulated gardens and a solar panel system help keep ongoing maintenance and power costs low, adding further appeal for families and investors alike.

Located in the family-friendly suburb of Yalyalup, you are just minutes from Georgiana Molloy Anglican School, local parks, and shopping amenities. Busselton's vibrant town centre, foreshore, and the crystal-clear waters of Geographe Bay are all within an easy drive, making this a superb lifestyle opportunity in a thriving coastal community.

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	1A4HHND
Property Type	House
House Size	202 m2
Land Area	695 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Dishwasher Floorboards Built-in-Robes

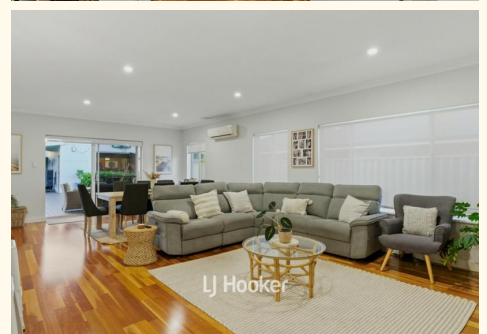
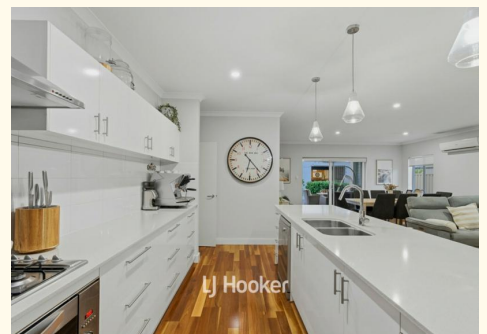
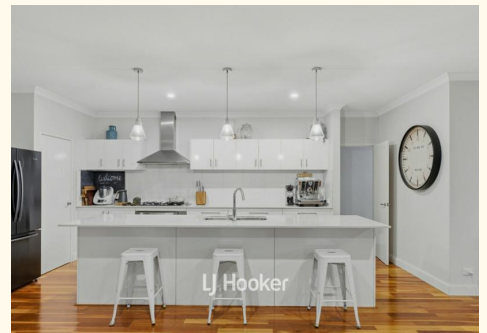
Jeremy Lloyd 0414 651 458

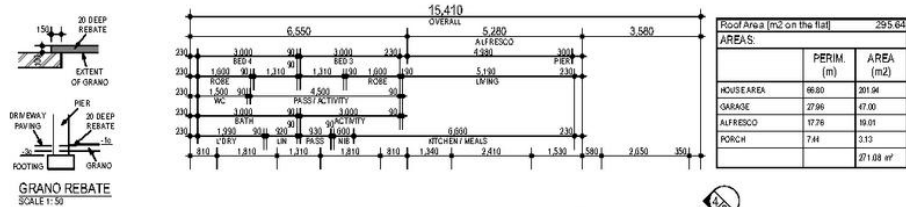
Sales Consultant " Busselton | jeremy.lloyd@ljhsouthwest.com.au

LJ Hooker Property South West WA (08) 9791 6880

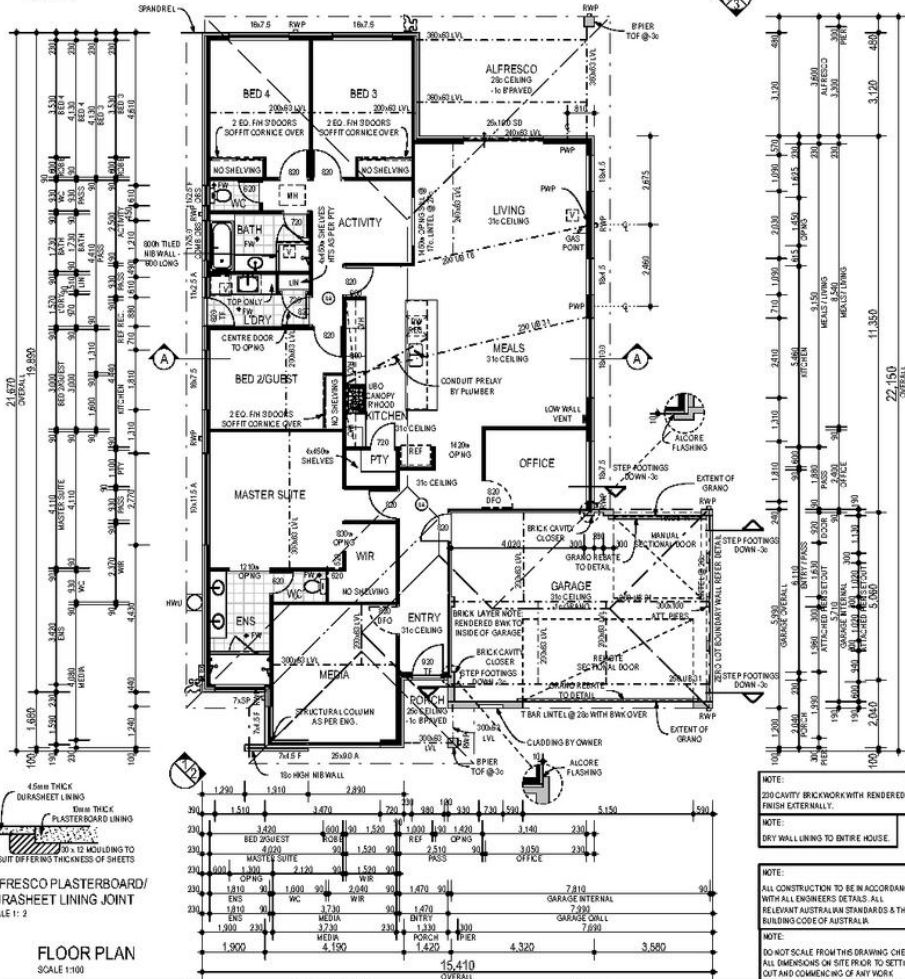
130 Victoria Street, BUNBURY WA 6230

southwestwa.ljhooker.com.au | bunbury@ljhsouthwest.com.au





Roof Area (m ² on the flat)		295.84
AREAS		
	PERIM (m)	AREA (m ²)
HOUSE AREA	66.80	201.94
GARAGE	27.96	47.00
ALFRESCO	17.76	19.01
PORCH	7.41	31.3
		271.68 w/



ALFRESCO PLASTERBOARD/
DURASHEET LINING
SCALE 1:2

FLOOR PLAN
SCALE 1:100

- NOTE: 200 CAVITY BRICKWORK WITH RENDERED FINISH EXTERNALLY.
- NOTE: DRY WALL LINING TO ENTIRE HOUSE.
- NOTE: ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL ENGINEERS DETAILS. ALL RELEVANT AUSTRALIAN STANDARDS & THE BUILDING CODE OF AUSTRALIA.
- NOTE: DO NOT SCALE FROM THIS DRAWING. CHECK ALL DIMENSIONS ON SITE PRIOR TO SETTING OUT AND COMMENCING OF ANY WORK.

	REVISION PRESTART PDF	DRN VO # BR 25/01/11 LB 1304/11 AW 15/12/11	DATE: DATE: DATE: DATE:	CLIENT: CLIENT: ADDRESS: LOT 418 LAVENDER GARDENS BUSSELTON	PROJECT NO: 116082	DATE: 15/12/11	SHEET NO: N1 DRAWING TITLE: C1 SHEET OF: 2 OF 7
--	-----------------------------	--	--	--	-----------------------	-------------------	--

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.

