



**SOLD**

## Yalyalup, 20 Mistral Bend

Spacious Family Living with Pool, Theatre & Side Access!

Positioned in a peaceful neighbourhood and built in 2011, this modern brick and colorbond family home is packed with features that make everyday living feel just that little bit easier and a lot more comfortable.

Step inside and you'll find four generously sized bedrooms, two bathrooms and plenty of room to stretch out, relax or entertain. The king sized main bedroom is your private retreat, featuring plush carpet, a walk-in robe, split system air conditioning and a tiled ensuite complete with a separate toilet.

Bedrooms 2, 3 & 4 easily fit a queen sized bed and come with built-in robes, carpets and window blinds with Bed 2 & 3 having the bonus of their own split system air conditioning.

There's a dedicated theatre room for movie nights or a quiet escape and the open-plan kitchen, dining and living area is the real heart of the home - fitted out with easy-care vinyl



### For Sale

Offers in the \$800s

### View

[ljhooker.com.au/18E1HND](http://ljhooker.com.au/18E1HND)

### Contact

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

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

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plank flooring, split air-conditioning system and a kitchen designed to impress. You'll love the island bench, 900mm gas cooktop and 900mm electric oven - perfect for family cooking or weekend entertainer.

Bathrooms are tiled and stylish with a family-friendly layout that includes a separate toilet and a laundry with great bench space and built-in storage.

Outside - you're spoilt for choice. There's a sparkling pool for summer fun, a freestanding patio area approx. 8x4m for gatherings, plus an alfresco area off the main living with exposed aggregate flooring - ideal for those BBQ nights or a morning coffee in the sun.

Need room for the toys? There's double gate side access big enough for a caravan or boat and a double car garage for everyday convenience. The gardens are low-maintenance with reticulation front and rear and the gas storage hot water system is ready to go.

Whether you're upsizing, investing or just chasing that dream lifestyle, this home delivers space, functionality and all the extras.

Don't miss out - homes with this much on offer don't last long. Schedule an inspection with Jeremy Lloyd 0414 651 458 today!

## More About this Property

<b>Property ID</b>	18E1HND
<b>Property Type</b>	House
<b>House Size</b>	184 m2
<b>Land Area</b>	626 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Pool Built-in-Robes

### Jeremy Lloyd 0414 651 458

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## 20 Mistral Bend, Yalyalup WA 6280



Total Area : 239.72m<sup>2</sup>

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

 **LJ Hooker**

