



24 Almond Parkway, Yalyalup

Commendable Home in Yalyalup




This delightfully present and maintained home is situated opposite open parkland and waterway. Ideal location for solitary walks and family gatherings. Walking distance to private schooling at Georgiana Molloy Anglican school K-12. Built by Aveling Homes in 2013

KITCHEN

Vinyl wrap bench tops
Dishwasher
Gas Cooktop
900mm Electric Oven
S/S Rangehood
Tiled Splash Back
Fridge Recess
Walk in pantry
Loads of cupboards
Island Breakfast Bar

BED N BATH

4 generous bedrooms and 2 bathrooms
Master bedroom has walk thru robes, ceiling fan
Dual Vanities
Separate Toilet
Baths in both bathrooms

4  2  2 

FOR SALE

Offers From \$950,000

AGENTS

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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.



2 Toilets
Carpets to all bedrooms
Ceiling fans in 3 bedrooms
Built in robes in minor bedrooms

LIVING AREAS

3 separate living spaces
31C Ceilings in Central Area
Open plan central lounge, dining
Office /study plus separate Media room

LAUNDRY

Ample Storage
plus, extra-large walk-in linen cupboard in hallway

FEATURES

Ducted reverse cycle station controlled thru out home
Black shutters
Sheers and block blinds to bedrooms
Ceramic tiles throughout high traffic areas ideal for easy care
Solar panels x 16
North facing decked alfresco with drop blind
Tinted windows on living area windows
Security system sensor activated internally
Security screens on all doors
Double bay garage with electric roller door and internal access for added security
LED lighting thru out and some feature pendants
Fully fenced lot of 663m2
Insulated with a 6-star rating energy efficient home
Neutral contemporary paint tones through out to suit any décor
Quality fixtures and fittings thru home
Rheem gas hot water system (STELLA) 360L

OUTDOORS

Fully establish easy care and waterwise native gardens
Lush lawns
Fully reticulated lawns and gardens of mains
Small garden shed

Council Rates \$2,2531.66 approx

Water Rates \$1,313.53 approx

So come live in a family orientated estate where neighbours are friendly and living is safe.

Call Karen Kemp Today for private viewing only on 0417 178 098.
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 sellers 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 18N0HND
Property Type House
House Size 247 m2
Land Area 663 m2
Including Study
Air Conditioning
Ducted Cooling
Ducted Heating
Deck
Dishwasher
Built-in-Robes
Fully Fenced
Remote Garage
Solar Panels

Karen Kemp 0417 178 098

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