




3 Cassis Way, Yalyalup

Classic Comfort and Modern Living in Provence

Step into this beautifully presented home in the family-friendly suburb of Provence - Yalyalup, where classic style meets modern comforts on a manageable 300m² block. Perfect for families, savvy investors or downsizers seeking a well-kept, move-in ready property close to local amenities and lifestyle attractions.

- 3 bedrooms including a queen-sized master with walk-in robe and ensuite
- Light-filled open-plan kitchen, dining, and living area with vinyl plank flooring
- Modern kitchen with electric oven, gas cooktop, built-in pantry, and dishwasher
- Family/dining area cooled by split system air conditioning and ceiling fan
- Main bathroom with bath and separate shower plus a second toilet
- Double garage with secure access and single gate side access to the yard
- Solar panels with inverter, solar hot water with gas booster and reticulated gardens
- Front and back door security screens for added peace of mind

Set in a thriving area, you are just minutes from the Vasse River,

3  2  2 

FOR SALE
From \$695,000

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.

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local parks, and an array of cafés and shops within easy reach. Enjoy weekend walks along nearby trails or a trip to Geographe Bay's beautiful beaches, combining relaxed coastal living with suburban convenience.

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	18MWHND
Property Type	House
Land Area	300 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Remote Garage

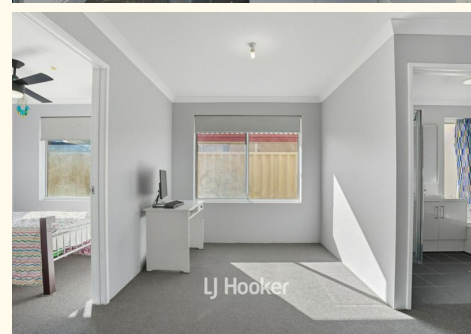
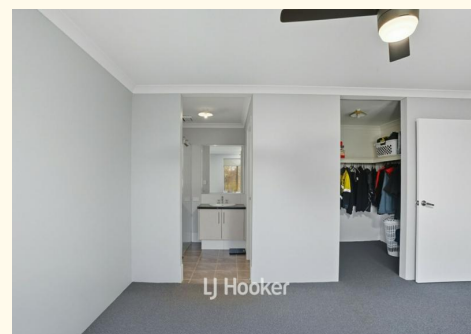
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3 Cassis Way, Yalyalup WA 6280



FLOOR PLAN

AREAS	
HOUSE AREA:	130.84 m ²
GARAGE:	34.38 m ²
ALFRESCO:	9.00 m ²
PORCH:	1.96 m ²
TOTAL AREA:	176.18 m ²

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.

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