



3 Walpole Loop, Yalyalup

Modern Family Living in Yalyalup

Discover a delightful family home in the heart of Yalyalup, designed for those who value modern comfort and convenient living. Perfect for growing families or savvy investors, this 2014 built brick residence offers generous space and thoughtful features to support your lifestyle.

502 sqm block with side access

4 bedrooms, 2 bathrooms (including ensuite)

Contemporary brick construction with Colorbond roof

Comfort features include split system air conditioning, natural gas, and solar panels with inverter

Outdoor entertaining with alfresco area featuring retractable overhead blind and decking down the north side

Additional garden shed (1.5 x 3m)

Step inside to two spacious living areas, including a dedicated theatre room that invites family movie nights and gatherings. The modern kitchen is equipped with a 900mm electric oven, gas cooktop, rangehood, and a spacious walk-in pantry, paired with easy-care vinyl plank flooring. The adjoining family and dining zones benefit from split-system air conditioning, ensuring year-round comfort.

4  2  2 

FOR SALE
From \$825,000

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.

 **LJ Hooker**

The master bedroom is a generous king-size retreat featuring a walk-in robe and an ensuite with tiled floor, single shower, vanity, and open toilet design. The remaining three queen-sized bedrooms are carpeted and offer built-in robes, curtains, and blinds for privacy and comfort, with internal Ziptrak blinds fitted in two of the rooms.

Outdoors, the alfresco area (3 x 4m) looks onto a neatly maintained yard with reticulation, perfect for kids and pets to play, while the decking alongside the home extends your entertaining options with a handy retractable blind for shade. The garden shed provides extra storage or hobby space, enhancing the practical appeal of this home.

Nestled in Yalyalup, this property offers easy access to the burgeoning South West lifestyle. You're just minutes from the famous Busselton Jetty, pristine Geographe Bay beaches, local parks, and vibrant cafés and restaurants along Queen Street. Quality schools, shopping centres, and medical facilities are also within easy reach by car or public transport, making daily life a breeze.

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	192EHND
Property Type	House
Land Area	502 m2
Including	Ensuite Air Conditioning Toilets (2) Deck Built-in-Robes

Jeremy Lloyd 0414 651 458

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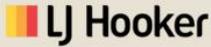
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TOTAL: 235 m2

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