






36 Gigondas Street, Yalyalup

3  2  2 

Spacious, Feature-Packed Family Home with Theatre & Modern Comforts

Step into this well-appointed 3-bedroom, 2-bathroom home designed for comfortable living and effortless entertaining. Featuring coffered ceilings and a thoughtful layout, the master suite is positioned at the front of the home and complete with a private ensuite and walk-in robe.

The heart of the home is the expansive open-plan kitchen, living, and dining area. The kitchen boasts stone benchtops, electric cooking, and generous storage, making it both functional and stylish.

A separate theatre room provides the perfect space for movie nights or a quiet retreat, while the home is kept comfortable year-round with split system air conditioning.

Additional features include:

- Double garage
- Abundant storage throughout
- Security screens for peace of mind
- maintenance outdoor areas with artificial turf to front and rear

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.

FOR SALE OFFERS

AGENTS

Aidan Fraser
0437 195 730
aidan.fraser@ljhsouthwest.com.au

AGENCY

LJ Hooker Property South West WA
(08) 9791 6880

 **LJ Hooker**

- Limestone paving and a neat, easy-care yard
- Private, small patio ideal for relaxing or entertaining
- Wood flooring throughout living areas
- 2 Split systems Aircon's
- Accessibility features - grab rails in bathrooms
- Low maintenance native garden out the front of house

Perfectly suited for families, downsizers, or investors seeking a low-maintenance, lock-and-leave lifestyle, this home offers both practicality and comfort in equal measure.

Call Aidan Fraser on 0437 195 730 today!

MORE DETAILS

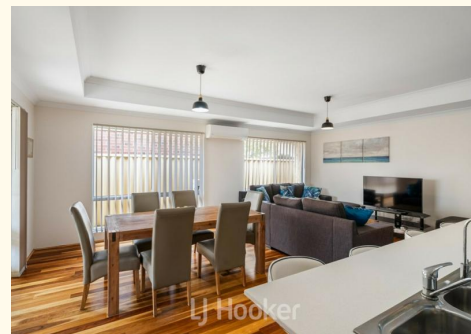
Property ID	1A6BHND
Property Type	House
House Size	143 m2
Land Area	382 m2
Including	Ensuite

Aidan Fraser 0437 195 730

Licensed Sales Agent - Busselton |
aidan.fraser@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





TOTAL: 130 m²

1st floor: 130 m²

EXCLUDED AREAS: GARAGE: 32 m², PATIO: 33 m², COVERED PATIO: 13 m²,
PORCH: 3 m², WALLS: 10 m²

Prepared For The Exclusive Use Of Lj Hooker Southwest, Sizes And Dimensions Are Approximate, Actual May Vary.



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