



Yalyalup, 36 Sunflower Turn

Smart Living Meets Relaxed Charm

This beautifully presented 3-bedroom, 2-bathroom home offers timeless character with modern comforts. Built in 2011 by Celebrations Homes, it's a low-maintenance gem perfect for downsizers, first-home buyers or investors seeking a move-in-ready property in a peaceful, family-friendly neighbourhood.

- * 375 sqm block with beautiful easy-care gardens
- * 3 bedrooms, 2 bathrooms including ensuite
- * Open-plan kitchen, dining and living area
- * Theatre/Activity Room
- * Reverse-cycle air conditioning for year-round comfort
- * Enclosed rear private courtyard
- * Brick and tile construction with neutral interiors
- * Located in the sought-after Provence Estate



For Sale
Offers

View
By Appointment

Contact
Jeremy Lloyd
0414 651 458
jeremy.lloyd@ljhsouthwest.com.au



LJ Hooker Property South West WA
(08) 9791 6880

Disclaimer: 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.

Step inside to find a light-filled open-plan living area, complemented by a well-appointed kitchen featuring ample storage. The master suite includes a private ensuite and walk-in robe, while two additional bedrooms offer flexibility for family, guests or a home office.

Outside, enjoy the low-maintenance private backyard - perfect for unwinding after a long day. The 375 sqm block provides just the right amount of space without the upkeep.

Situated in the heart of Yalyalup's Provence Estate, you're just moments away from Georgiana Molloy Anglican School, local parks and less than 10mins drive to Busselton's vibrant town centre and stunning Geographe Bay beaches.

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 on 0414 651 458 today!

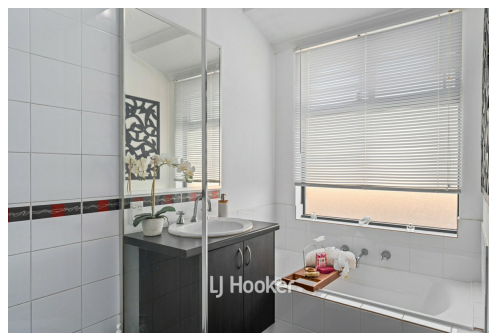
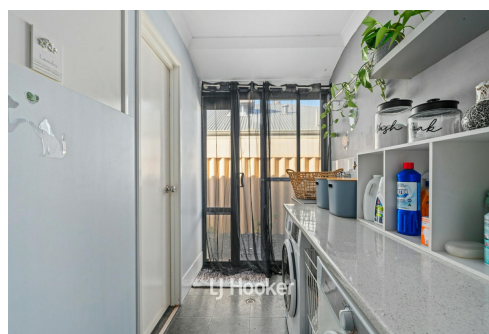
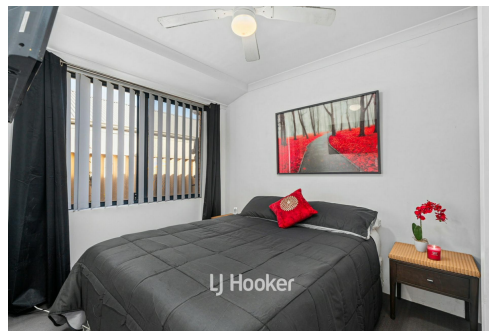
Disclaimer: Whilst every care has been taken in the preparation of this advertisement and the approximate outgoings, all information supplied by the seller and the seller's agent is provided in good faith. Prospective purchasers are encouraged to make their own enquiries to satisfy themselves on all pertinent matters. Images are for illustrative purposes.

More About this Property

Property ID	1870HND
Property Type	House
Land Area	375 m2
Including	Ensuite Air Conditioning Toilets (2)

Jeremy Lloyd 0414 651 458
Sales Consultant â€” Busselton | jeremy.lloyd@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



Disclaimer: 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 Property South West WA
(08) 9791 6880**

36 Sunflower Turn, Yalyalup WA 6280



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. [Bodrowie.com](http://bodrowie.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**

 **LJ Hooker**

Disclaimer: 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 Property South West WA
(08) 9791 6880**