



## Yalyalup, 4 Gigondas Street

A Perfect Home for Families and Entertainers in Yalyalup!

This beautifully presented home in the charming suburb of Yalyalup is ideal for both growing families and astute investors. Situated just a short drive from Busselton's CBD, Georgiana Molloy Anglican School, and the sports facilities at Sir Stewart Bovell Oval, this location offers both convenience and a peaceful setting. Don't miss out on this opportunity —register your interest now before it's gone!

Key Features:

Living Areas:

- Modern kitchen with a gas cooktop, 600mm electric oven, stainless steel rangehood, and dishwasher
- Open-plan design that seamlessly connects the kitchen, living, and dining areas
- Laminate strip flooring throughout, enhancing the home's contemporary feel
- High ceilings that create a sense of space and light



**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.

**SOLD**



**For Sale**  
Offers Over \$795,000

**View**  
[ljhooker.com.au/170CHND](http://ljhooker.com.au/170CHND)

**Contact**  
**Aidan Fraser**  
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**LJ Hooker Property South West WA**  
**(08) 9791 6880**

- A separate theatre room, perfect for movie nights and family entertainment

#### Bedrooms and Bathrooms:

- Four (4) spacious bedrooms, all with built-in robes
- Master suite featuring a large walk-in robe for added storage
- Family bathroom with a bathtub and separate toilet
- Ensuite to the master bedroom with a separate toilet for added privacy

#### Special Features:

- Ducted reverse cycle air conditioning throughout for comfort in all seasons
- A separate 9m x 5m (approx.) "man cave" studio with:
  - Air conditioning
  - Polished concrete floors
  - Bifold windows
  - 900mm wooden French doors for a stylish finish
- Instant gas and infinity hot water system
- Two (2) water tanks attached to the studio for sustainability
- Outdoor fire pit and wood-fired pizza oven, perfect for entertaining
- Paved alfresco area with drop-down blinds for year-round enjoyment
- Established, easy-care gardens featuring fruit trees and a vegetable patch
- Reticulation to mains, ensuring low-maintenance landscaping
- Insulated for year-round comfort
- Wood fire in the living area for cozy winter nights
- Second driveway offering side access; perfect for the boat, caravan, or trailer

Whether you're hosting a barbecue, relaxing in the large open-plan living space, or enjoying the separate studio, this home offers everything you need for modern living. Plus, with its prime location and exceptional features, it's perfect for families or investors looking for long-term value.

Don't wait - register your interest today and make this dream home yours!

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.



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## More About this Property

<b>Property ID</b>	170CHND
<b>Property Type</b>	House
<b>Land Area</b>	578 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Water Tank

**Aidan Fraser 0437 195 730**

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